

IN RE:    DEV. PLAN HEARING & PETITIONS    \*    BEFORE THE HEARING OFFICER/  
           FOR SPECIAL EXCEPTION & VARIANCE  
           W/S York Road at Hillside Ave.    \*    ZONING COMMISSIONER  
           10630 York Road  
           Cockeysville Car Wash            \*    OF BALTIMORE COUNTY  
           8th Election District  
           3rd Councilmanic District        \*    Case Nos. VIII-635 & 95-35-XA  
           Hale Atlantic, Inc.  
           Applicant/Developer            \*

\* \* \* \* \*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined case; wherein the property owner/Lessee seeks approval of a development plan pursuant to Section 26-206 of the Baltimore County Code and zoning relief for the site located at 10630 York Road in Cockeysville.

The Petition/Development Plan is filed by J.C.F. Realty, Inc. (property owner) and Hale Atlantic, Inc., Lessee. As to the development plan, approval of same is sought for the razing of existing structures and the construction of a car wash facility. As to the zoning case, special exception relief is sought for the aforementioned self service car wash operation and several variances are requested. These include variances from Sections 232.1 and 303.2 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 46 ft. in lieu of the required 90 ft.; a variance from Section 409.4.A to permit a bypass lane 11 ft. wide in lieu of a driveway width of 12 ft.; a variance from Section 419.4.A.2 to permit the tunnel exits of the car wash facilities to be located as close as 17 ft. in lieu of the required 50 ft. from the nearest exit drive; and a variance from Section 255.1 and 238.2 to permit a rear setback of 22 ft. in lieu of the required 30 ft. The subject property and requested relief is more clearly shown on Petitioner's Exhibit No. 2, the development plan and Petitioner's Exhibit No. 3, the plat to accompany the Petitions for

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By

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Special Exception and Zoning Variance.

Appearing at the requisite public hearing for consideration of the combined issues was Roger Hale and Bonnie Hale, proprietors of the proposed car wash business. Also, appearing was Tom Parr of BPS Land Technology, Inc. Mr. Parr prepared the aforementioned development plan and plat to accompany the zoning petitions. Also present was William Kirwin, a Landscape Architect who prepared Petitioner's Exhibit No. 4, the landscape plan. The Petitioner/Developer was represented by Newton A. Williams, Esquire.

Also present was an adjacent property owner, Mark Swimmer, the National Sales Manager for Plymouth Wall Coverings. Mr. Swimmer appeared as an interested person and advised that he had reached an agreement on several concerns regarding the proposal with the Petitioner/Developer. Mr. Swimmer was represented by Stanley S. Fine, Esquire. Also present were several representatives of the various Baltimore County agencies who evaluated the project. These included Kurt Kugelberg, the Project Manager, from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber from the Department of Public Works (DPW), Francis Morsey from the Office of Planning and Zoning (OPZ), R. Bruce Seeley and Edward Schmaus from the Department of Environmental Protection and Resource Management (DEPRM) and Bob Small from the State Highway Administration.

As to the history of the project, a Concept Plan was submitted on May 9, 1994. Thereafter a Community Input Meeting was held on June 14, 1994 at the Cockeysville Middle School. The Development Plan was submitted and a conference was held thereon on August 24, 1994. The Hearing Officer's hearing was scheduled and held on September 14, 1994.

In addressing first the development plan, it was determined that there were no major outstanding issues which would prevent approval of

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same. On behalf of the Petitioner, Mr. Williams proffered that all development plan comments had been incorporated in the plan and that his client has offered a plan which complies with all applicable State and County development regulations. Mr. Williams' proffer, in this regard, was supported by the testimony of Mr. Parr and the County and State representatives who were present. Mr. Schrieber on behalf of DPW requested that the plan be slightly modified to more clearly show a water service connection which leads to the site and a certain storm drain which serves the property. These minor changes were actually made at the hearing and the plan was modified to comply with Mr. Schrieber's requests by Mr. Parr. Moreover, Mr. Small testified that State Highway Administration had no impediment to the plan and would continue monitoring development of the site through the State Highway access permit process. It is clear that the development plan should be approved.

As to the actual property and proposed project, the site is approximately .63 acres and is located in Cockeysville. The tract is approximately 125 ft. wide and 220 ft. deep. The site fronts York Road along the commercial/business corridor of that busy roadway. The property is split zoned B.L.-C.N.S. and M.L.-I.M. Presently, there are two old dwelling houses which are on the site. They are no longer occupied residentially; one houses a carryout sub shop and the other is unoccupied but formerly was a vacuum cleaner sales and service business. Other businesses are located nearby, including the Plymouth Wallcovering outlet immediately next door to the north and the M.I.E. business office to the south.

A long term lease has been entered for a portion of the property by Mr. Hale. He proposes constructing a self service car wash facility on the site. The proposed business and facility is clearly shown on the development and zoning plans. The facility will have 8 bays and suffi-

9/23/60  
M. H. Hovak

cient area for 18 stacking spaces. This will be a rollover type self service wash. It is envisioned that potential customers will drive their cars into one of the bays and insert the appropriate tokens or coins to operate the self service machinery. Vacuum cleaners, a drying area and ancillary facilities will also be offered.

Due to the self service nature of the business, the site will be open 7 days a week and 24 hours a day. Mr. Hale indicated that he anticipated each customer would take approximately 8 minutes to complete the wash cycle.

Mr. Hale also testified as to the need for such a facility in the area. He noted that there were few carwash businesses on the York Road corridor and most that were present were attached to gas station businesses and were of the tunnel variety. This will be one of the few self service facilities in the area. Also, due to the nature of this business, as opposed to the tunnel wash, he does not anticipate traffic congestion or significant stacking problems. There will be an attendant on the property on a regular basis to ensure that the business is operating smoothly. However, the wash is of a self service nature.

Lastly, Mr. Parr fully described the environment controls which were built into the operation. These controls are to collect oil and dirt from the cars and to properly filter and dispose of same. Mr. Parr also described in detail the storm water management facility. Mr. Kirwin described in detail the proposed landscaping plans.

As to the zoning requests, a self service carwash is requested pursuant to Section 230.13 of the BCZR. Several variances are also sought as outlined above.

As to the special exception, it is clear that same is appropriate. The Petitioner's offer of proof, including the plans, photographs and



exhibits clearly demonstrates that the proposed use will not be detrimental to the health, safety and general welfare of the locale. I am persuaded that the Petitioner has satisfied the standards set forth in Section 502.1 of the BCZR.

As to the variances, the first variance seeks a 46 ft. front yard setback in lieu of the required 90 ft. This variance is triggered by the average setback distances of adjacent uses. In this regard, it is of note that the M.I.E. use to the south is set back a significant distance from York Road, which triggers a larger average front yard setback than might be expected. The proposed location of the carwash building at 46 ft. from the front property line is entirely appropriate and is consistent with the Plymouth Wallcovering building to the north and other properties nearby.

Second, as to a variance to allow a 11 ft. wide bypass lane in lieu of a the required 12 ft., same is justified due to the narrowness of the lot. Moreover, additional landscaping is offered around the perimeter of the property which reduces the available area for the aisle width.

Third, the 17 ft. distance between the carwash exit in lieu of the required 50 ft. is also appropriate. This relates to the easternmost service bay.

Lastly, a rear yard setback of 22 ft. in lieu of the required 30 ft. is also sought. This relates to the distance between the rear of the carwash building and the zoning line which bisects the property. It is also of note that a fence will be constructed in the rear of the property and landscaping is present to buffer the use.

In considering all of the variances requested, I am persuaded that the Petitioner/Developer has satisfied the burden set forth in Section 307.1 of the BCZR. Thus, they shall, likewise, be approved.

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Date

By

MICROFILMED

Notwithstanding my approval of the development plan, Petitions for Special Exception and Zoning Variances, I shall condition the grant of the relief with several restrictions. These are offered pursuant to the authority contained in Section 26-206 of the Baltimore County Code and were agreed to by the parties. Indeed, it appears clear that this is one case where the new development process has accomplished the goals intended by the Council in enacting same. There has been open and full communication by and between the property owner/lessee and their neighbors. All parties are satisfied that the development is occurring in an orderly and proper fashion so as to not disrupt the surrounding locale.

In this respect, the Petitioner/Developer has agreed that an attendant will be on duty at high volume times at the carwash. It is envisioned that these times will frequently occur in the Winter, particularly after inclement weather. It is difficult to offer a precise restriction in this regard, other than to state that the Lessee shall be required to have an attendant present at the facility whenever heavy use of same threatens traffic congestion or queuing of vehicles off of the site and onto York Road. The testimony offered was that Hale Atlantic, Inc. operates several carwashes and no doubt is knowledgeable in this area and aware of those weather events and times which trigger heavy demand.

Secondly, the Petitioner/Developer has agreed to construct a building substantially similar to the elevation drawings offered as Petitioner/Developer's Exhibit No. 6. The exterior composition of the building will be brick so as to be compatible with other structures in the area.

Lastly, significant negotiations have occurred relating to landscaping. A landscaping plan was offered as Petitioner/Developer's Exhibit No. 4. This plan shows extensive landscape buffering around the site, particularly on the north side adjacent to the Plymouth Wallcovering building and

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Date

By

on the south between the property and the M.I.E. building. In this respect, some landscaping will actually be installed on M.I.E.'s property.

It is also to be noted that Mr. Swimmer, on behalf of Plymouth Wallcovering expressed concerns over the height of plantings between the carwash and his building. He does not wish those to block his view or light. Moreover, State Highway Administration has expressed certain concerns as to landscaping as they might affect site distances on York Road. Moreover, overhead utility wires exist along the front of this and the neighboring properties as they extend up and down York Road.

I shall condition my approval to require the Petitioner/Developer to develop landscape plans substantially similar to the one prepared. Modification of same shall be allowed to address the above factors, however. It is hoped that the Petitioner/Developer's expert (Mr. Kirwin) in consultation with neighboring owners, the County's Landscape Architect, State Highway Administration, Department of Public Works and other interested agencies will develop a plan suitable to all concerned.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22<sup>nd</sup> day of September 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

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Date

By

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to install a self service carwash be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Sections 232.1 and 303.2 of the BCZR to permit a front yard setback of 46 ft. in lieu of the required 90 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.A to permit a bypass lane 11 ft. wide in lieu of a driveway width of 12 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 419.4.A.2 to permit the tunnel exits of the car wash facilities to be located as close as 17 ft. in lieu of the required 50 ft. from the nearest exit drive, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 255.1 and 238.2 to permit a rear yard setback of 22 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner/Developer shall have an attendant on the site at all times when heavy usage results in potential traffic congestion and queuing of vehicles on York Road.
2. The exterior composition of the building will be brick so as to be compatible with other structures in the area, similar to the elevation drawings submitted as Developer's Exhibit No. 6
3. The property shall be landscaped so as to buffer the surrounding properties in a manner substantially similar to Developer's Exhibit No.
4. Modifications to the plan to accommodate adjacent properties, overhead utility lines, and site distances shall be permitted.
5. Consistent with the 5 year validity of the development plan approval, pursuant to Section 26-216 of the Baltimore County Code, the special exception relief granted herein shall be valid

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Date

By

9/22/90  
*[Signature]*

for a period of 5 years from the date hereof,  
pursuant to the authority set forth in Section  
502.3 of the BCZR.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date 9/22/94

By M. Morris

MICROFILMED

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# Petition for Special Exception

95-35-XA

## to the Zoning Commissioner of Baltimore County

for the property located at 10630 York Road, Cockeysville  
which is presently zoned BL-AS and ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Car Wash; Self Service

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Hale Atlantic, Inc.  
(Type or Print Name)  
*Roger Hale*  
Signature ROGER HALE PRESIDENT  
216 Old Padonia Road  
Address  
Timonium, Maryland 21093  
City State Zipcode  
666-3753

Attorney for Petitioner:

Newton A. Williams, Nolan, Plumhoff &  
(Type or Print Name) Williams  
*Newton A. Williams*  
Signature  
700 Court Towers  
210 W. Penn. Avenue 823-7800  
Address Phone No.  
Towson, Maryland 21204  
City State Zipcode

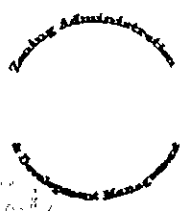
Legal Owner(s):

J.C.F. Realty, Inc.  
(Type or Print Name)  
*Catherine M. Johnson*  
Signature CATHERINE M. JOHNSON, OWNER.  
(Type or Print Name)

P.O. Box 4721  
Address Phone No.  
Timonium, Maryland 21093  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

Newton A. Williams  
Name  
700 Court Towers  
210 W. Penn. Avenue 823-7800  
Address Phone No.  
Towson, Md. 21204  
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_  
unavailable for Hearing  
the following dates \_\_\_\_\_ Next Two Months  
ALL \_\_\_\_\_ OTHER \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_



44



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at

10630 York Road, Cockeysville

which is presently zoned

BL-AS and ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

(See Attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

(See Attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Hale Atlantic, Inc.

(Type or Print Name)

*Roger Hale*  
Signature ROGER HALE PRESIDENT

216 Old Padonia Road

Address

Timonium, Maryland 21093

City 666-3753 State Zipcode

Attorney for Petitioner:

Newton A. Williams, Nolan, Plumhoff & Williams

(Type or Print Name)

*Newton A. Williams*  
Signature

700 Court Towers

210 W. Penn. Avenue, 823-7800

Address Phone No.

Towson, Maryland 21204

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

J.C.F. Realty, Inc.

(Type or Print Name)

*Catherine M. Johnson*  
Signature CATHERINE M. JOHNSON, OWNER.

(Type or Print Name)

Signature

P.O. Box 4721

Address Phone No

Timonium, Maryland 21093

City State Zipcode  
Name, Address and phone number or representative to be contacted

Newton A. Williams

Name 700 Court Towers

210 W. Penn. Avenue 823-7800

Address Phone No  
Towson, Md. 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE



Printed with Soybean Ink  
on Recycled Paper

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44  
95-35-XA

A. Requested Variances

1. From Sections 232.1 and 303.2 to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet.
2. From Section 409.4A. to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet.
3. From Section 419.4 A.2 to permit the tunnel exits of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive.
4. From Sections 255.1 and 238.2 to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.

7596C(1)

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95-35-XA

Reasons

1. That a 90 foot front set back is excessive, and would consume too much of the property.
2. That the existing commercial buildings to be razed are set back 50 feet and 58 feet respectively.
3. That the adjoining building is only set back 18 feet to the north, while the office/warehouse buildings to the south are set much further to the rear creating an excessively deep front yard requirement. That without the requested variances the Petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the Regulations, and will not harm the health, safety and welfare of the area.
4. That the site is narrow, and it is difficult to achieve appropriate planting areas on both sides, stacking spaces and exit driveways, while achieving a 12 foot driveway width for the bypass lane.
5. That the rear of the site is a contractor's storage yard in an ML-IM zone, and will not in any way be harmed by this new use, and rear yard, but, the overall appearance of the site will be improved.
6. That the rear yard requirement of thirty (30) feet is an artificial creation of the division of the site between ML in the rear (which is equated with BR zoning) and BL in front for the majority of the property, which would require no rear yard. That in reality the BL zone to be useable should be set at a greater depth, and its present location is based on the two older houses, to be razed, which had been converted to commercial uses. That the requested rear yard variance for a new, well landscaped use will be a major improvement over an older garage, also to be razed, and will screen the ML, contractor's storage yard in the rear.

7596C(2)

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 20, 1994

Newton A. Williams, Esquire  
Nolan, Plumhoff and Williams, Chtd.  
700 Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Case Nos. VIII-635 & 95-35-XA  
Development Plan Order & Petitions for Special Exception  
and Variances  
Hale Atlantic, Inc., Developer/Applicant  
Project: Cockeysville Carwash

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order has been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

cc: Mr. and Mrs. Roger Hale  
cc: Stanley S. Fine, Esquire  
cc: Mr. Mark Swimmer  
cc: Mr. Kurt Kugelberg, Project Manager  
cc: Various County Agencies



**BPS/land technology, Inc.**

Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

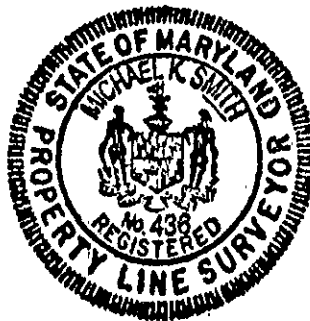
44  
95-35-XA

**ZONING DESCRIPTION**

Election District Eight  
Councilmanic District ~~4048~~ *THIRD WTP*

Beginning at a point on the west side of York Road which is 66 feet wide at the distance of 13 feet southeast of the centerline of Hillside Avenue which is 40 feet wide. Thence the following courses and distances:

South 14 degrees 45 minutes East 125 feet, North 89 degrees 30 minutes West 230 feet, North 04 degrees East 125 feet, and South 89 degrees 30 minutes East 206 feet to the point of beginning containing 0.63 acres of land more or less and being a portion of that parcel of land recorded in Deed Liber E.H.K. Jr. 5566, folio 352.



# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 100 Washington Avenue, in Towson, Maryland 21204 at 11:00 a.m.

Case # 88-25-XA  
(Item 4)

10680 York Road  
Weston Road and Hillside Avenue

8th Election District

3rd Councilmanic

Legal Owner(s):

J.C.F. Realty, Inc.

Contract Purchaser(s):

Hale Atlantic, Inc.

Hearing: Wednesday,

September 14, 1994 at

11:00 a.m. in Rm. 106,

County Office Building

Special Exception for a car wash; self service. Variance to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet; to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet; to permit the tunnel exits of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive; and to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For Information concerning the File and/or Hearing, Please Call 887-3391.  
8/188 August 18.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

8/19

, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/18, 1994.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD - TOWSON

~~Publication~~



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-35-XA

Account: R-001-6150

Number

44

Date

8/5/94

By JLL

1 NON RES VAR FILING	CODE 020 =	\$ 250.00
1 NON RES SPX, FILING	CODE 050 =	\$ 300.00
(2) SIGNS	CODE 080 =	\$ 70.00
TOTAL =		\$ 620.00

MICROFILMED

OWNER V.C.F REALTY INC.

LOC: 10630 YORK RD.

01A01#0255MICHR

BA 0012:05PM08-05-94

\$620.00

Please Make Checks Payable To: Baltimore County

Item Number: 44  
Planner: JLL  
Date Filed: ?

P E T I T I O N   P R O C E S S I N G   F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

       Descriptions, including accurate beginning point  
       Actual address of property  
       Zoning  
       Acreage  
       Plats (need 12, only        submitted)  
       200 scale zoning map with property outlined  
       Election district  
       Councilmanic district  
       BCZR section information and/or wording  
       Hardship/practical difficulty information  
✓ ~~Owner's signature (need minimum 1 original signature) and/or~~  
~~printed name and/or address and/or telephone number~~  
       Contract purchaser's signature (need minimum 1 original  
signature) and/or printed name and/or address  
       Signature (need minimum 1 original signature) and/or  
printed name and/or title of person signing for legal  
owner/contract purchaser  
       Power of attorney or authorization for person signing for  
legal owner and/or contract purchaser  
       Attorney's signature (need minimum 1 original signature)  
and/or printed name and/or address and/or telephone number  
       Notary Public's section is incomplete and/or incorrect  
and/or commission has expired

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 9, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Name: Cockeysville Car Wash  
Project Number: VIII-635  
Location: 10630 York Road, WS of York Road and Hillside Avenue  
Acres: 1.71+/-  
Proposal: Car Wash

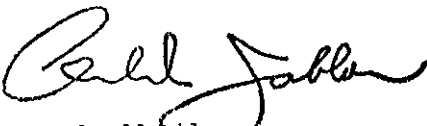
AND

CASE NUMBER: 95-35-XA (Item 44)  
10630 York Road  
WS of York Road and Hillside Avenue  
8th Election District - 3rd Councilmanic  
Legal Owner(s): J.C.F. Realty, Inc.  
Contract Purchaser(s): Hale Atlantic, Inc.

*Special Exception for a car wash; self service.*

Variance to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet; to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet; to permit the tunnel exits of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive; and to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.

HEARING: WEDNESDAY, SEPTEMBER 14, 1994 at 11:00 a.m. in Room 106, County Office Building.

  
Arnold Jablon  
Director

cc: J.C.F. Realty, Inc.  
Hale Atlantic, Inc.  
Newton A. Williams, Esq.  
Stanley Fine, Esq.

MICROFILMED

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 29, 1994

Newton A Williams  
210 W. Pennsylvania Avenue #700  
Towson, Maryland 21204

RE: Item No. 44, Case No. 95-35-XA  
Petitioner: J.C.F. Realty/Hale Atlantic/Cockeysville Car Wash

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 5, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in dark ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggs



Printed with Soybean Ink  
on Recycled Paper



95-35

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: August 22, 1994  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for August 22, 1994  
Item No. 44

The Developers Engineering Section has reviewed the subject zoning item. If the Special Exception is granted for this site, all improvements, entrances, drainage requirements and construction affecting the York Road, Md. Rte. 45, right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

The entrance shall be constructed per Baltimore County Department of Public Works' Standard Plate R-32, for a single commercial entrance.

In addition, this site is subject to previously given Landscape Comments.

RWB:sw

*RECEIVED*



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

August 15, 1994

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: # +44 (JLL)  
MD 45  
Cockeysville Car Wash  
Special Exception and Variance request  
Mile Post 7.93

95-35

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and we offer the following:

A review of the State Highway Administration's (SHA) current and long range planning documents reveals that MD 45 is identified with an 80' future right-of-way in this area. Therefore, we request the county require dedication of 40' from center of existing roadway along the property frontage as a condition of plan approval.

In our previous review of the concept plan for the referenced development, and in a letter dated May 6th to Mr. Donald Rascoe, Development Manager for Baltimore, we indicated the following entrance improvements would be required as a condition of plan approval:

1. The 35' entrance design is acceptable to the SHA, however, the entrance should be relocated 15' north of the location indicated on the plan to eliminate the potential for conflicting on-site traffic movements from vehicles making left turns when entering the site. Moving the entrance 15' to the north would clearly define the on-site traffic movements.
2. SHA Type "A" curb and gutter along the property frontage.
3. The grade of paving within the entrance from existing travelled lane to the future right-of-way line must not exceed a maximum 6% grade.

Ms. Julie Winiarski  
Page Two

My telephone number is 410-333-1350 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

Ms. Julie Winiarski  
Page Two  
August 15, 1994

4. Sidewalks should be constructed to Baltimore County standards along the property frontage.
5. Complete hydraulic analysis may be required to determine the development's impact on the storm drain system located MD 45.

Also, although the following issue is not within the SHA jurisdiction, consideration should be given to identify the ownership of the existing ramp indicated on the lot located at the rear of the property; because if the referenced development is approved and a final record plat is recorded, there is the potential for this lot to be landlocked.

Our review of the current plan reveals that our previous comments have been addressed. Therefore, we have no objection to approval of the special exception for a car wash, self service and variance to permit a front yard setback of 46' in lieu of the required 90' to permit a by-pass lane 11' wide in lieu of a driveway width of 12'; to permit the tunnel exit of the car wash facilities to be located as close as 17' in lieu of the required 50' from the nearest exit drive; and to permit a rear setback of 22' in lieu of the required 30', subject our aforementioned entrance improvement requirements.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- a. Eight (8) copies of the site plan showing the SHA requirements.
- b. Completed application.
- c. Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- d. An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.

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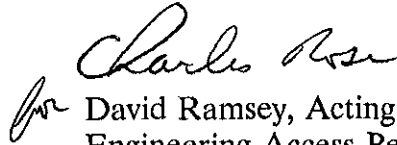
Ms. Julie Winiarski  
Page Three  
August 15, 1994

- e. A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction. Or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Should you have any questions, or require additional information, please contact Bob Small at (410) 333-1350. Thank you for your cooperation.

Very truly yours,

  
for David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es

10/10/94 10:10 AM

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42,  
43, 44, 45, 46 AND 47.

RECEIVED

AUG 11 1994

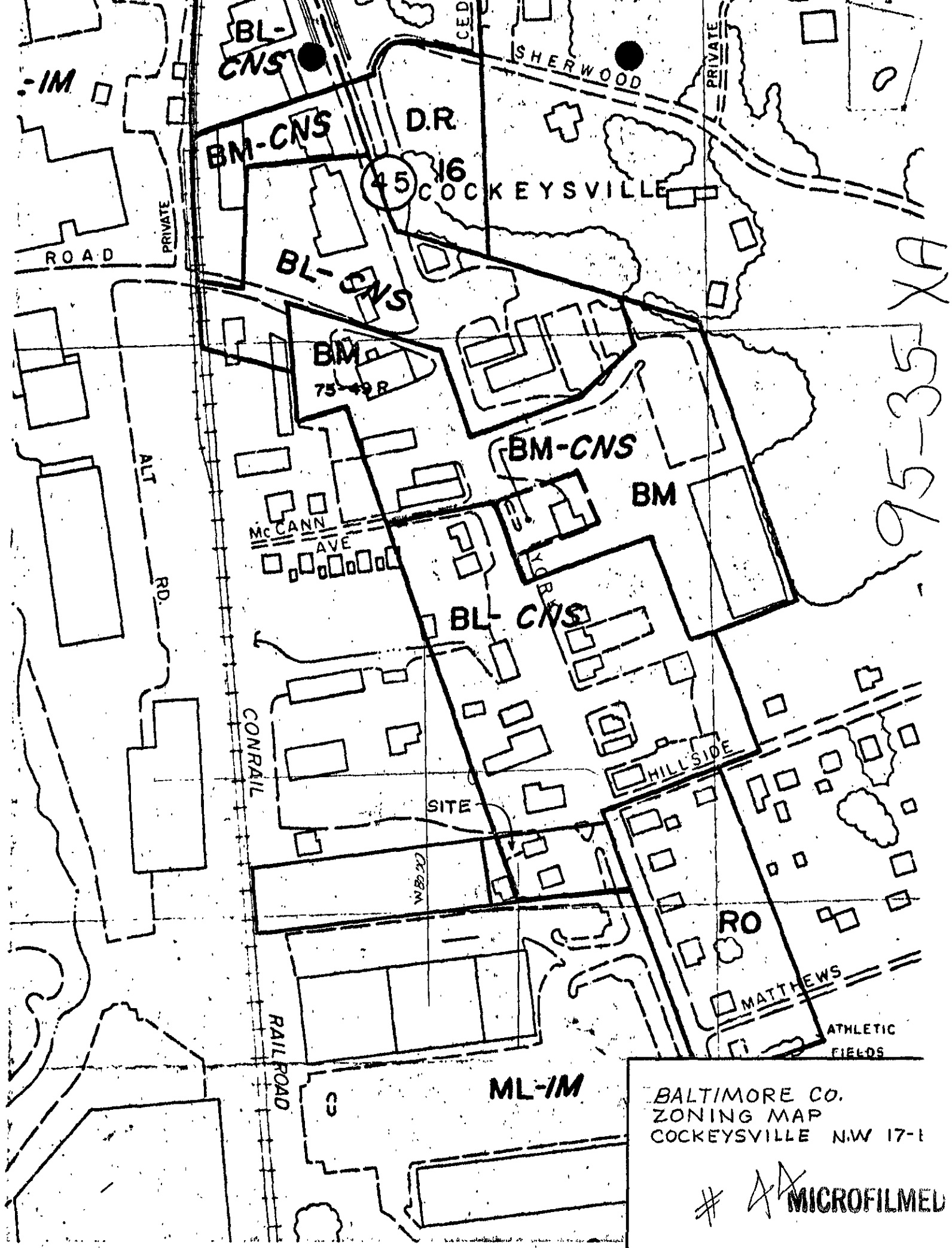
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 807-4881, MS-1102F

cc: File

YIP: 08/24/94 02:58:00





BL-CNS

SHERWOOD

BM-CNS

D.R.

45 16

COCKEYSVILLE

BL-CNS

BM 75-49R

BM-CNS

BM

MCCANN AVE

BL-CNS

HILL SIDE

SITE

RO

MATTHEWS

ATHLETIC FIELDS

ML-IM

BALTIMORE CO.  
ZONING MAP  
COCKEYSVILLE N.W 17-1

# 44 MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

Jack: Cert: 8/15  
To: Zon. Comm. on  
(Larry has 3 on this  
day)  
(410) 887-3393

August 9, 1994

9/6/94

Hale Atlantic, Inc.  
216 Old Padonia Road  
Timonium, MD 21093

File should

Re: Cockeysville Car Wash, ZADM VIII-635  
W/s York Road, North of Warren Road

go to

Gentlemen:

The Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

Zon. Comm.

Development Plan Conference:

Day and Date: Wednesday, August 24, 1994  
Time: 11:00 a.m.  
Place: ZADM/Development Management Conference Room  
County Office Building - Room 123  
111 West Chesapeake Avenue  
Towson, MD 21204

gl

Hearing Officer's Hearing

Day and Date: Wednesday, September 14, 1994  
Time: 11:00 a.m.  
Place: County Office Building - Room 106  
111 West Chesapeake Avenue  
Towson, MD 21204

Respectfully,

Kurt A. Kugelberg  
Kurt A. Kugelberg  
Project Manager

KAK:ggl  
c: BPS/land technology inc.  
P. O. Box 5614  
Baltimore, MD 21210  
COCKEYSV/ZADM/TXTGGL

MICROFILMED

Newton A. Williams

Item 44 - August 5, 1994  
Doger Hale.  
H04

21/11/22

Eastern Datto

8/18 - Mr. Thomas

8/31 - Dentonville

9/7 - Field of Mammals Club.

Off sub of Sept. 19.

9/27 - Peter

Sept. 3rd.

10/20 Schmidt

Sharon - I have give me a  
call before getting this one

Shumaker

12-27-27

~~87~~ 823-7800

Ermen.

Not please  
but coordinate  
well +



# 44

GWEN

THIS IS IN FULL DEVELOPMENT

PROCESS. PLZ SCHEDULE

ACCORDINGLY.

PLZ CALL NEWTON WILLIAMS TO  
CHECK ON SCHEDULE CONFLICTS.

See schedule enclosure.

MICROFILMED



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10630 York Road, Cockeysville  
which is presently zoned BL-AS and ML-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
(See Attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (Indicate hardship or practical difficulty)

(See Attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

## Contract Purchaser/Lessee

Helga Atlantic, Inc.  
(Type or Print Name)  
Roger Hale PRESIDENT  
Signature  
216 Old Padonia Road  
Address

Timonium, Maryland 21093  
City State Zipcode  
or 666-3753  
Telephone

Newton A. Williams, Nolan, Plumhoff & Williams  
(Type or Print Name)  
Newton A. Williams  
Signature

700 Court Towers  
Address  
210 W. Penn. Avenue, 823-7800  
City Phone No.  
Towson, Maryland 21204  
City State Zipcode

We do solemnly declare and affirm, under the penalties of perjury that true are the legal owners of the property which is the subject of this Petition

## Legal Owners

J.C.P. Realty, Inc.  
(Type or Print Name)  
CATHERINE M. JAMISON OWNER  
Signature  
(Type or Print Name)

Signature

P.O. Box 4721  
Address Phone No.

Timonium, Maryland 21093  
City State Zipcode  
Name, Address and phone number to representative to be contacted

Newton A. Williams  
Name  
700 Court Towers  
Address  
210 W. Penn. Avenue 823-7800  
City Phone No.  
Towson, Md. 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following date \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY \_\_\_\_\_ DATE \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper



**Petition for Special Exception**  
to the Zoning Commissioner of Baltimore County  
for the property located at 10630 York Road, Cockeysville

which is presently zoned BL-AS and M1-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management, Baltimore County, Maryland, and shall be accompanied by the fee thereon and all other fees and charges as may be required by the Zoning Regulations of Baltimore County, to use the herein described property for a Car Wash Self Service

Property is to be zoned and advertised as prescribed by Zoning Regulations. I or we, signers of above Special Exception, hereby certify that the description and lot attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for a Car Wash Self Service

With its necessary documents and fees, under the provisions of property, that the use and the legal ownership of the property meets in the subject of this Petition.

**Current Petitioner:**

**Hale Atlantic, Inc.**  
Type of Petitioner  
216 Old Padonia Road  
Timonium, Maryland 21093  
City  
666-3753  
Phone No.  
Zone

**Newton A. Williams, Nolan, Plumbroff & Williams**  
Type of Petitioner  
700 Court Towers  
210 W. Penn. Avenue  
Towson, Maryland 21204  
City  
822-7800  
Phone No.  
Zone

**Large Owner:**

**J.C.F. Realty, Inc.**  
Type of Petitioner  
Signature: *[Signature]*  
Name: *JOHN W. JONES*  
Type of Petitioner

**P.O. Box 4721**  
Address  
Timonium, Maryland 21093  
City  
Name, Address and Phone number of Representative to be contacted.  
Newton A. Williams  
700 Court Towers  
210 W. Penn. Avenue  
Towson, Md. 21204  
Phone No. 822-7800  
Zone

**ESTIMATED LENGTH OF HEARING**  
The following Name \_\_\_\_\_ and Time Month \_\_\_\_\_  
ALL \_\_\_\_\_ OTHER \_\_\_\_\_ DATE \_\_\_\_\_  
RECEIVED BY \_\_\_\_\_

44

**A. Requested Variances**

1. From Sections 232.1 and 303.2 to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet.
2. From Section 409.4A. to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet.
3. From Section 419.4 A.2 to permit the tunnel exits of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive.
4. From Sections 255.1 and 238.2 to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.

7596C(1)

8/8/94

To: Gwen

Re: Cockeysville Carwash  
VIII - 635

Attached are:

- (1) one copy of the Dev. Plan
- (2) the file.

Please give us an HOTH  
date. Thank you —

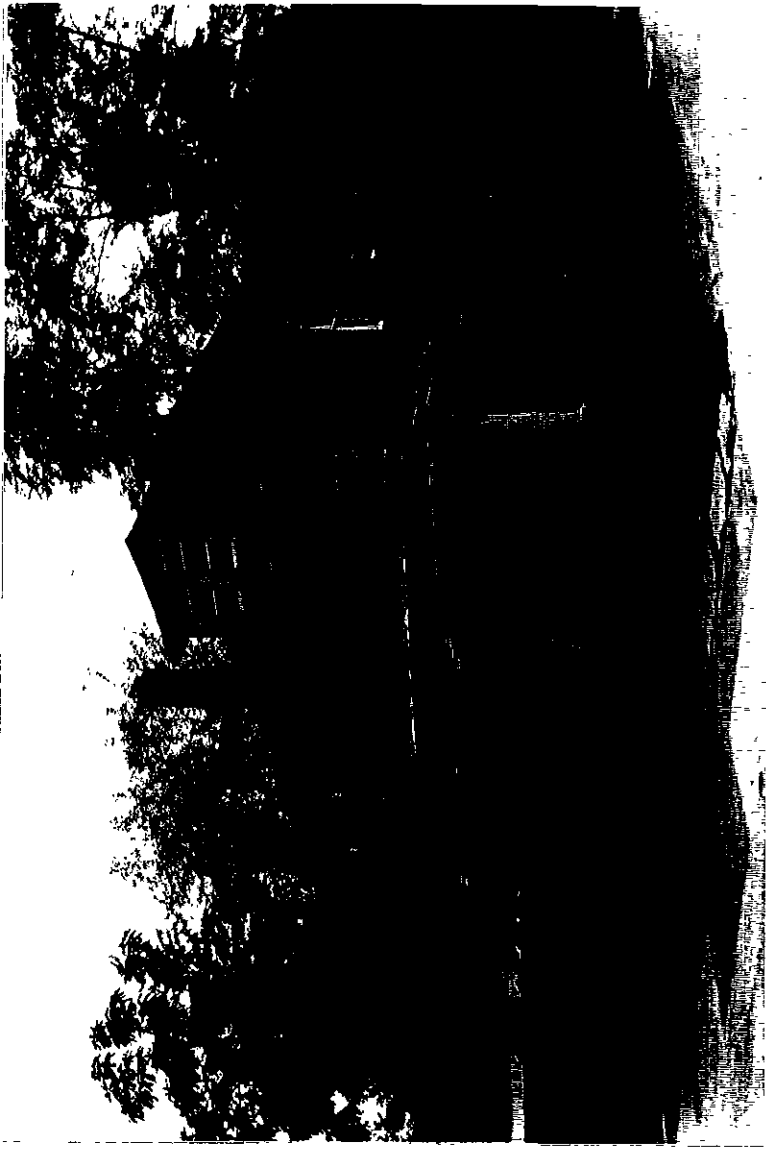
Gloria

C: Kurt

l.71ac.

WED 9/14 at 11 in 106

MICROFILMED



A. Existing house on 5/5 to be  
removed - former  
vacuum cleaner sales  
and repair

and repair



B. Existing house on 11/5 to be razed.  
Catering and sub shop.

Proposed Cockeysville

Car Wash.

Site

York Road, Cockeysville

Plot #1



C. Looking Non York Road from site —  
toward Shawan Road and Hunt  
Valley.

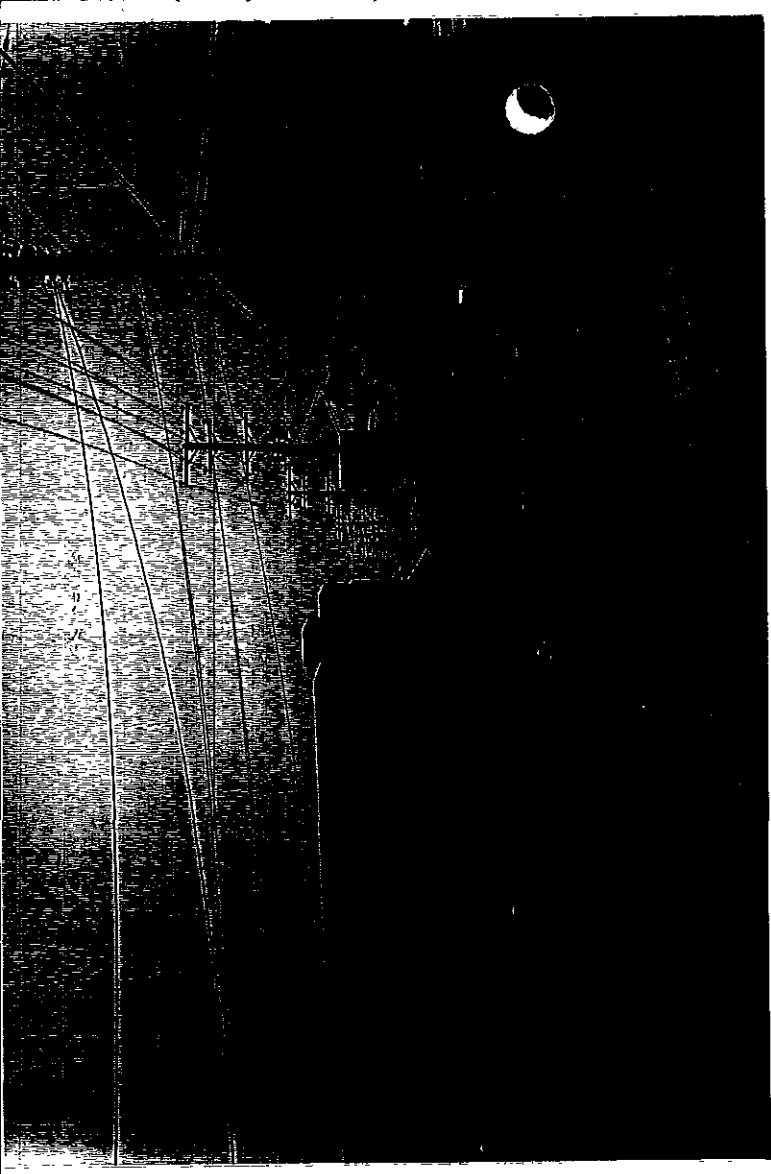


D. Looking Son York Road from site  
toward Warren Road.

Warren Road



C. MIE - Office/Warehouse site on S/S  
of Site



F. Wallpaper store on N/S of Site



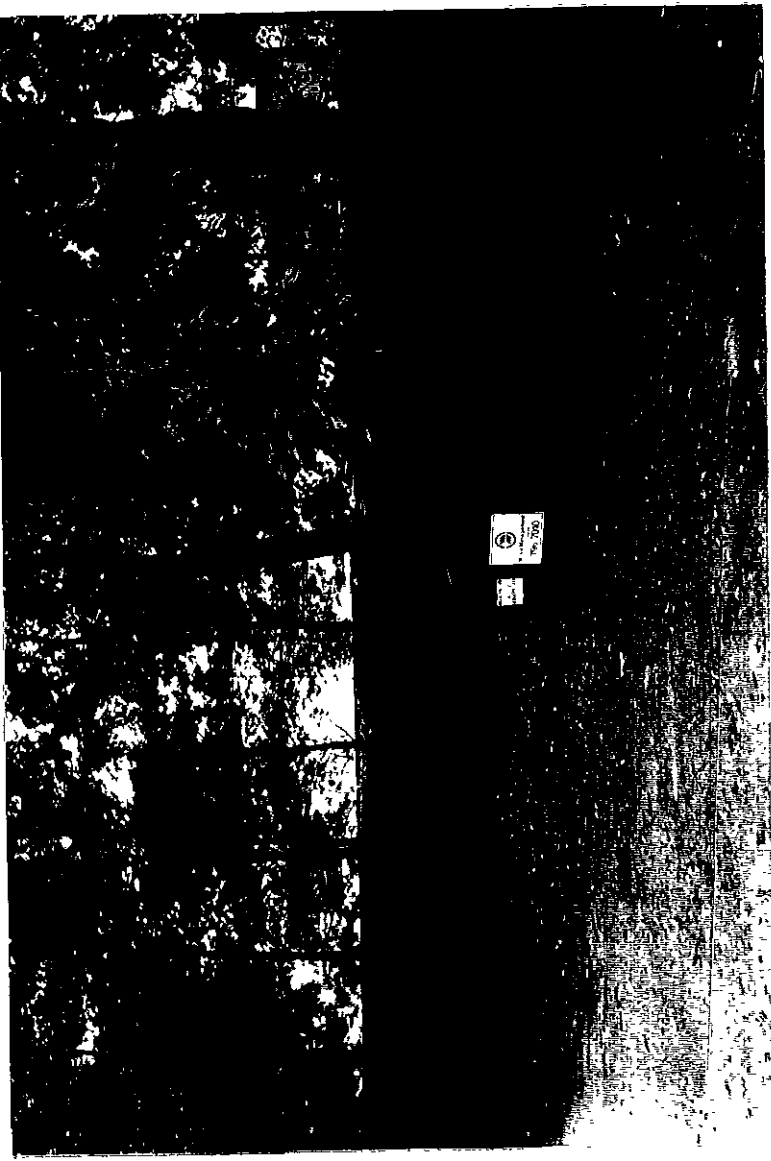
G. Epistony house from N/E Parking Lot  
and S/S of site



H. Looking N/E at site from N/E Lot

UNRECORDED



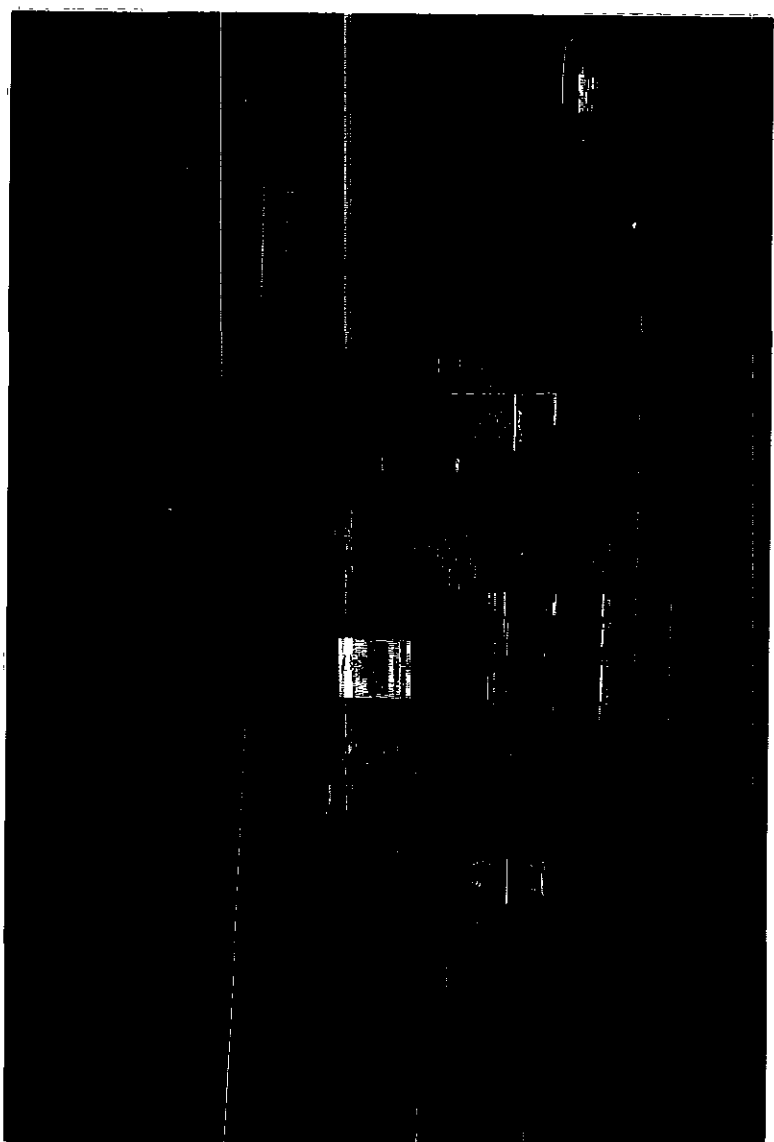
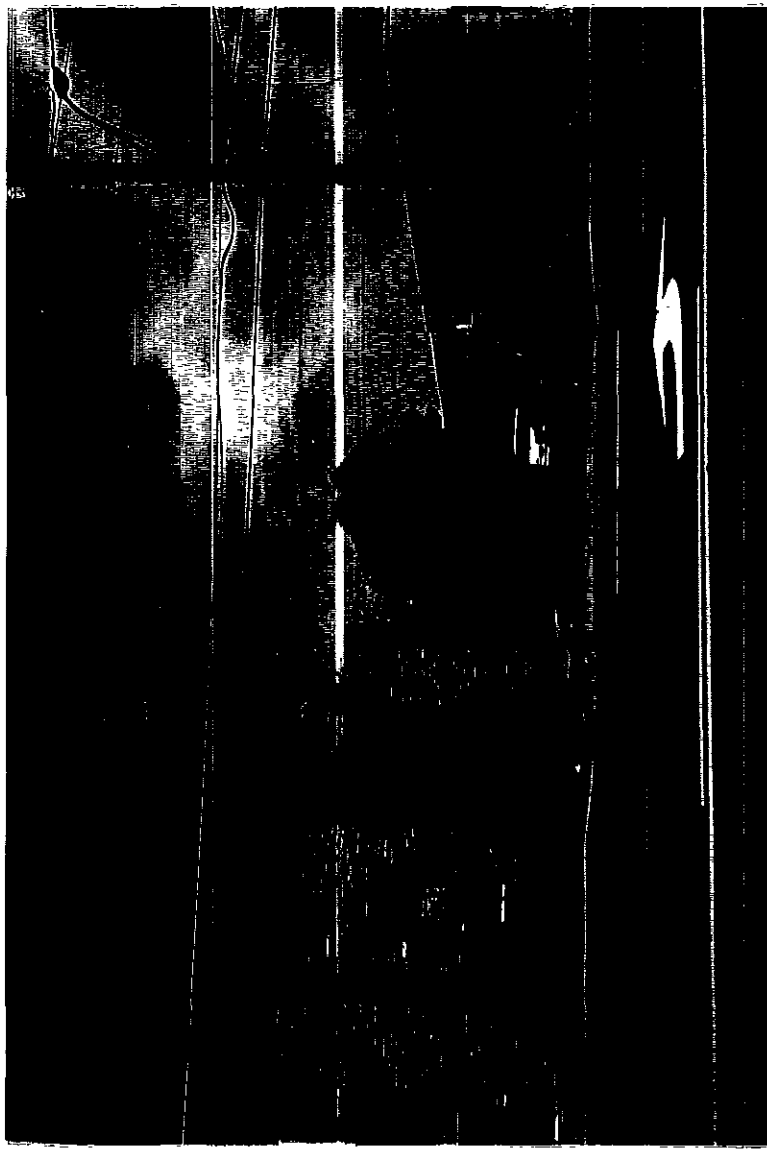
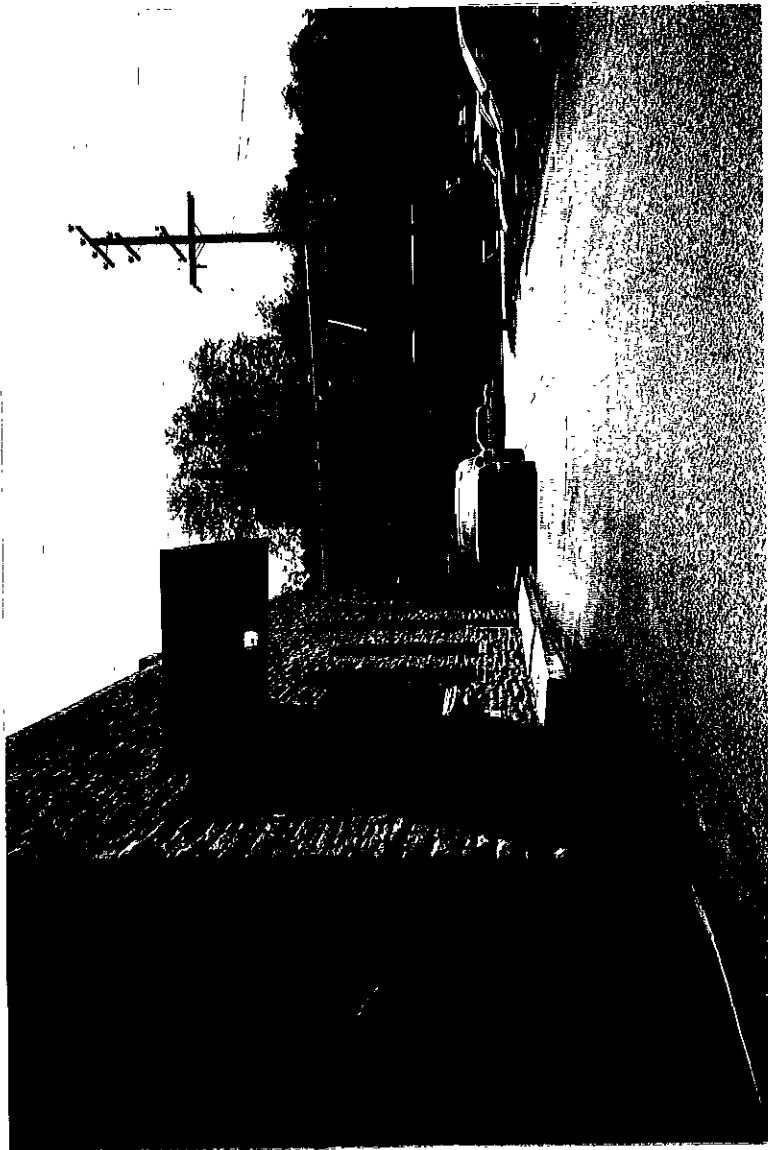


I. Looking S from site toward MIE  
retaining wall



J. Old garage on rear of site to be  
razed.

100-100-100





ALONG YORK ROAD



FRONT OF SITE



REAR OF SITE



REAR OF SITE



ADJACENT PROPERTY REAR



ADJACENT PROPERTY REAR



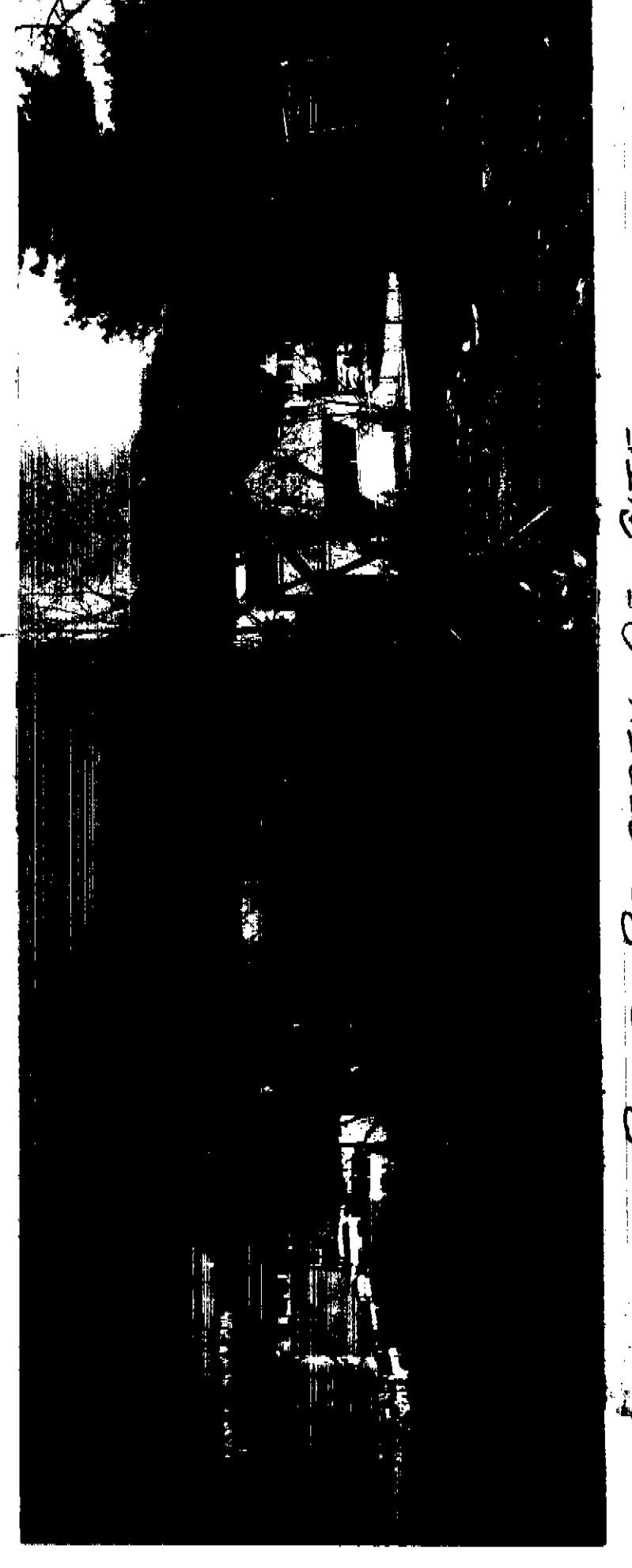
FRONT PARKING LOT - SITE



PROPERTY TO NORTH REAR PARKING LOT



ADJACENT PROPERTY PARKING LOT



REAR PROPERTY OF SITE



ADJACENT PROPERTY TO REAR OF SITE

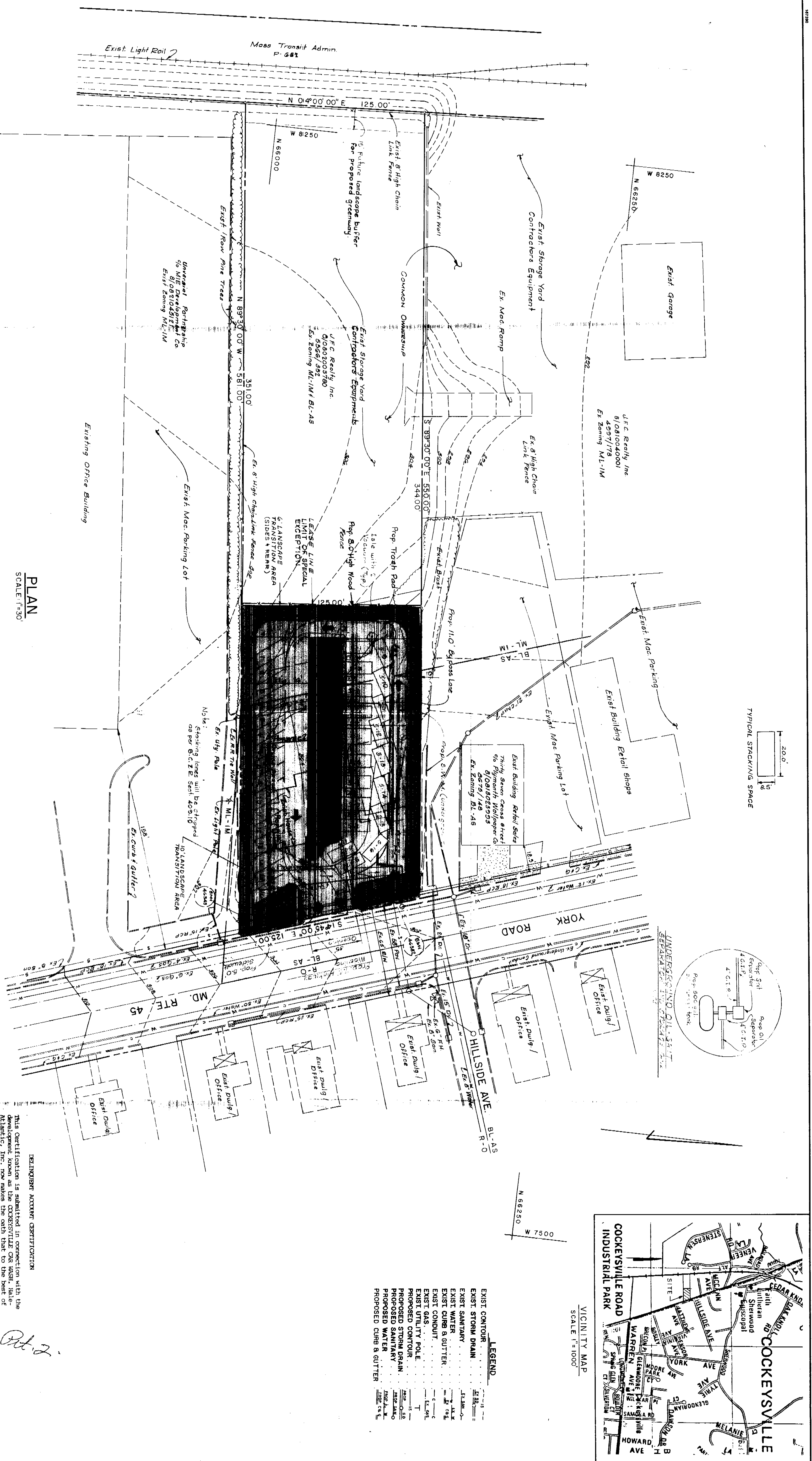












DELINGBART ACCOUNT CERTIFICATION

This Certification is submitted in connection with the development known as the COCKEYSVILLE ORE WASH, Hale-Atlantic, Inc. now makes the oath that to the best of my knowledge and belief there are no delinquent accounts for any other development owned or controlled by the applicant. I hereby certify that I am not a partner, officer, director, or agent of the applicant, and I am not acting in the proposed development, on behalf of the proposed development, or on behalf of any person who will perform contractual services on behalf of the proposed development.

*Pat. v*

**MICROFILMED**

Hale-Atlantic, Inc.  
Roger L. Hale  
ZADM VIII-635

## DEVELOPMENT PLAN

# COCKEYSVILLE CAR WASH

8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND 21030  
SCALE AS SHOWN SHEET 1 OF 2 DATE: 8-3-94

**BPS / land technology inc.**

## Engineers & Surveyors

Baltimore, Maryland

301-435-0800

21210

DEVELOPER

HALE ATLANTIC, INC.

TIMONIUM MARYLAND 21093

410-666-3753

<b>REVISIONS</b>		<b>Designed By</b>
<b>Date</b>	<b>Description</b>	<b>K. E. J.</b>
		<b>Drawn By</b>
		<b>K. E. J.</b>
		<b>Checked By</b>
		<b>W. T. P.</b>

Designed by  
K E J

Drawn By

K.E.J.	
--------	--

W. T. P.

## DEVELOPMENT PLAN

# COCKEYSVILLE CAR WASH

10630 YORK ROAD  
8th ELECTION DISTRICT  
BALTIMORE COUNTY MARYLAND 21030

BALTIMORE COUNTY, MARYLAND 21030  
SCALE AS SHOWN SHEET 1 OF 2 DATE: 8-3-94











IN RE: DEV. PLAN HEARING & PETITIONS \* BEFORE THE HEARING OFFICER/  
FOR SPECIAL EXCEPTION & VARIANCE \* ZONING COMMISSIONER  
W/S York Road at Hillside Ave. \*  
10630 York Road \* OF BALTIMORE COUNTY  
Cockeysville Car Wash \*  
8th Election District \* Case Nos. VIII-635 & 95-35-XA  
3rd Councilmanic District \*  
Hale Atlantic, Inc. \*  
Applicant/Developer \*

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a combined case; wherein the property owner/Lessee seeks approval of a development plan pursuant to Section 26-206 of the Baltimore County Code and zoning relief for the site located at 10630 York Road in Cockeysville.

The Petition/Development Plan is filed by J.C.F. Realty, Inc. (property owner) and Hale Atlantic, Inc., Lessee. As to the development plan, approval of same is sought for the razing of existing structures and the construction of a car wash facility. As to the zoning case, special exception relief is sought for the aforementioned self service car wash operation and several variances are requested. These include variances from Sections 232.1 and 303.2 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 46 ft. in lieu of the required 90 ft.; a variance from Section 409.4.A to permit a bypass lane 11 ft. wide in lieu of a driveway width of 12 ft.; a variance from Section 419.4.A.2 to permit the tunnel exits of the car wash facilities to be located as close as 17 ft. in lieu of the required 50 ft. from the nearest exit drive; and a variance from Section 255.1 and 238.2 to permit a rear setback of 22 ft. in lieu of the required 30 ft. The subject property and requested relief is more clearly shown on Petitioner's Exhibit No. 2, the development plan and Petitioner's Exhibit No. 3, the plat to accompany the Petitions for

Special Exception and Zoning Variance.

Appearing at the requisite public hearing for consideration of the combined issues was Roger Hale and Bonnie Hale, proprietors of the proposed car wash business. Also, appearing was Tom Parr of BPS Land Technology, Inc. Mr. Parr prepared the aforementioned development plan and plat to accompany the zoning petitions. Also present was William Kirwin, a Landscape Architect who prepared Petitioner's Exhibit No. 4, the landscape plan. The Petitioner/Developer was represented by Newton A. Williams, Esquire.

Also present was an adjacent property owner, Mark Swimmer, the National Sales Manager for Plymouth Wall Coverings. Mr. Swimmer appeared as an interested person and advised that he had reached an agreement on several concerns regarding the proposal with the Petitioner/Developer. Mr. Swimmer was represented by Stanley S. Fine, Esquire. Also present were several representatives of the various Baltimore County agencies who evaluated the project. These included Kurt Kugelberg, the Project Manager, from the Office of Zoning Administration and Resource Management (ZADM), Leslie Schreiber from the Department of Public Works (DPW), Francis Morsey from the Office of Planning and Zoning (OPZ), R. Bruce Seeley and Edward Schmaus from the Department of Environmental Protection and Resource Management (DEPRM) and Bob Small from the State Highway Administration.

As to the history of the project, a Concept Plan was submitted on May 9, 1994. Thereafter a Community Input Meeting was held on June 14, 1994 at the Cockeysville Middle School. The Development Plan was submitted and a conference was held thereon on August 24, 1994. The Hearing Officer's hearing was scheduled and held on September 14, 1994.

In addressing first the development plan, it was determined that there were no major outstanding issues which would prevent approval of

- 2 -

same. On behalf of the Petitioner, Mr. Williams proffered that all development plan comments had been incorporated in the plan and that his client has offered a plan which complies with all applicable State and County development regulations. Mr. Williams' proffer, in this regard, was supported by the testimony of Mr. Parr and the County and State representatives who were present. Mr. Schreiber on behalf of DPW requested that the plan be slightly modified to more clearly show a water service connection which leads to the site and a certain storm drain which serves the property. These minor changes were actually made at the hearing and the plan was modified to comply with Mr. Schreiber's requests by Mr. Parr. Moreover, Mr. Small testified that State Highway Administration had no impediment to the plan and would continue monitoring development of the site through the State Highway access permit process. It is clear that the development plan should be approved.

As to the actual property and proposed project, the site is approximately .63 acres and is located in Cockeysville. The tract is approximately 125 ft. wide and 220 ft. deep. The site fronts York Road along the commercial/business corridor of that busy roadway. The property is split zoned B.L.-C.N.S. and M.L.-I.M. Presently, there are two old dwelling houses which are on the site. They are no longer occupied residentially; one houses a carryout sub shop and the other is unoccupied but formerly was a vacuum cleaner sales and service business. Other businesses are located nearby, including the Plymouth Wallcovering outlet immediately next door to the north and the M.I.E. business office to the south.

A long term lease has been entered for a portion of the property by Mr. Hale. He proposes constructing a self service car wash facility on the site. The proposed business and facility is clearly shown on the development and zoning plans. The facility will have 8 bays and suffi-

- 3 -

cient area for 18 stacking spaces. This will be a rollover type self service wash. It is envisioned that potential customers will drive their cars into one of the bays and insert the appropriate tokens or coins to operate the self service machinery. Vacuum cleaners, a drying area and ancillary facilities will also be offered.

Due to the self service nature of the business, the site will be open 7 days a week and 24 hours a day. Mr. Hale indicated that he anticipated each customer would take approximately 8 minutes to complete the wash cycle.

Mr. Hale also testified as to the need for such a facility in the area. He noted that there were few carwash businesses on the York Road corridor and most that were present were attached to gas station businesses and were of the tunnel variety. This will be one of the few self service facilities in the area. Also, due to the nature of this business, as opposed to the tunnel wash, he does not anticipate traffic congestion or significant stacking problems. There will be an attendant on the property on a regular basis to ensure that the business is operating smoothly. However, the wash is of a self service nature.

Lastly, Mr. Parr fully described the environment controls which were built into the operation. These controls are to collect oil and dirt from the cars and to properly filter and dispose of same. Mr. Parr also described in detail the storm water management facility. Mr. Kirwin described in detail the proposed landscaping plans.

As to the zoning requests, a self service carwash is requested pursuant to Section 230.13 of the BCZR. Several variances are also sought as outlined above.

As to the special exception, it is clear that same is appropriate. The Petitioner's offer of proof, including the plans, photographs and

- 4 -

exhibits clearly demonstrates that the proposed use will not be detrimental to the health, safety and general welfare of the locale. I am persuaded that the Petitioner has satisfied the standards set forth in Section 502.1 of the BCZR.

As to the variances, the first variance seeks a 46 ft. front yard setback in lieu of the required 90 ft. This variance is triggered by the average setback distances of adjacent uses. In this regard, it is of note that the M.I.E. use to the south is set back a significant distance from York Road, which triggers a larger average front yard setback than might be expected. The proposed location of the carwash building at 46 ft. from the front property line is entirely appropriate and is consistent with the Plymouth Wallcovering building to the north and other properties nearby.

Second, as to a variance to allow a 11 ft. wide bypass lane in lieu of a the required 12 ft., same is justified due to the narrowness of the lot. Moreover, additional landscaping is offered around the perimeter of the property which reduces the available area for the aisle width.

Third, the 17 ft. distance between the carwash exit in lieu of the required 50 ft. is also appropriate. This relates to the easternmost service bay.

Lastly, a rear yard setback of 22 ft. in lieu of the required 30 ft. is also sought. This relates to the distance between the rear of the carwash building and the zoning line which bisects the property. It is also of note that a fence will be constructed in the rear of the property and landscaping is present to buffer the use.

In considering all of the variances requested, I am persuaded that the Petitioner/Developer has satisfied the burden set forth in Section 307.1 of the BCZR. Thus, they shall, likewise, be approved.

- 5 -

Notwithstanding my approval of the development plan, Petitions for Special Exception and Zoning Variances, I shall condition the grant of the relief with several restrictions. These are offered pursuant to the authority contained in Section 26-206 of the Baltimore County Code and were agreed to by the parties. Indeed, it appears clear that this is one case where the new development process has accomplished the goals intended by the Council in enacting same. There has been open and full communication by and between the property owner/lessee and their neighbors. All parties are satisfied that the development is occurring in an orderly and proper fashion so as to not disrupt the surrounding locale.

In this respect, the Petitioner/Developer has agreed that an attendant will be on duty at high volume times at the carwash. It is envisioned that these times will frequently occur in the Winter, particularly after inclement weather. It is difficult to offer a precise restriction in this regard, other than to state that the Lessee shall be required to have an attendant present at the facility whenever heavy use of same threatens traffic congestion or queuing of vehicles off of the site and onto York Road. The testimony offered was that Hale Atlantic, Inc. operates several carwashes and no doubt is knowledgeable in this area and aware of those weather events and times which trigger heavy demand.

Secondly, the Petitioner/Developer has agreed to construct a building substantially similar to the elevation drawings offered as Petitioner/Developer's Exhibit No. 6. The exterior composition of the building will be brick so as to be compatible with other structures in the area.

Lastly, significant negotiations have occurred relating to landscaping. A landscaping plan was offered as Petitioner/Developer's Exhibit No.

4. This plan shows extensive landscape buffering around the site, particularly on the north side adjacent to the Plymouth Wallcovering building and

on the south between the property and the M.I.E. building. In this respect, some landscaping will actually be installed on M.I.E.'s property.

It is also to be noted that Mr. Swimmer, on behalf of Plymouth Wallcovering expressed concerns over the height of plantings between the carwash and his building. He does not wish those to block his view or light. Moreover, State Highway Administration has expressed certain concerns as to landscaping as they might affect site distances on York Road. Moreover, overhead utility wires exist along the front of this and the neighboring properties as they extend up and down York Road.

I shall condition my approval to require the Petitioner/Developer to develop landscape plans substantially similar to the one prepared. Modification of same shall be allowed to address the above factors, however. It is hoped that the Petitioner/Developer's expert (Mr. Kirwin) in consultation with neighboring owners, the County's Landscape Architect, State Highway Administration, Department of Public Works and other interested agencies will develop a plan suitable to all concerned.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of September 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, approval to install a self service carwash be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance from Sections 232.1 and 303.2 of the BCZR to permit a front yard setback of 46 ft. in lieu of the required 90 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4.A to permit a bypass lane 11 ft. wide in lieu of a driveway width of 12 ft., be and is hereby GRANTED; and,

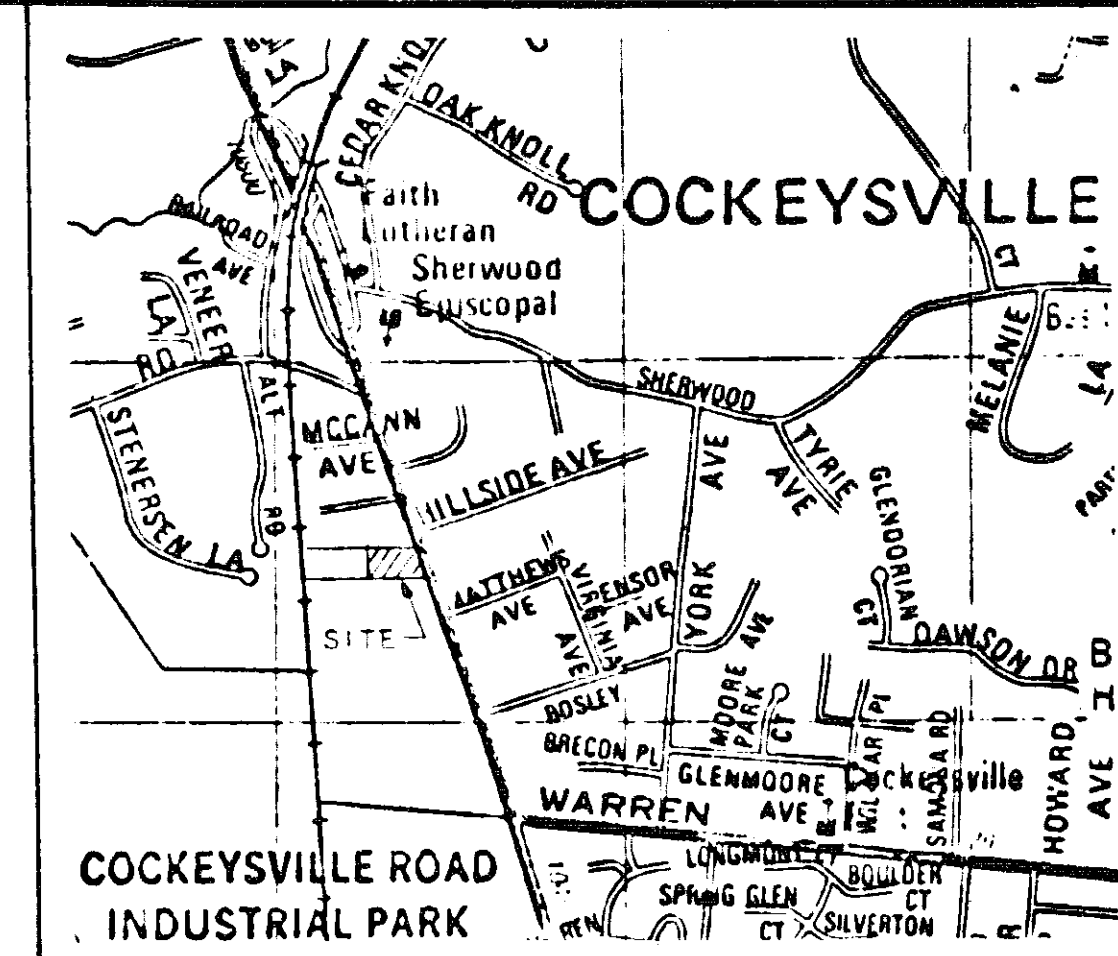
IT IS FURTHER ORDERED that a variance from Section 419.4.A.2 to permit the tunnel exits of the car wash facilities to be located as close as 17 ft. in lieu of the required 50 ft. from the nearest exit drive, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 255.1 and 238.2 to permit a rear yard setback of 22 ft. in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

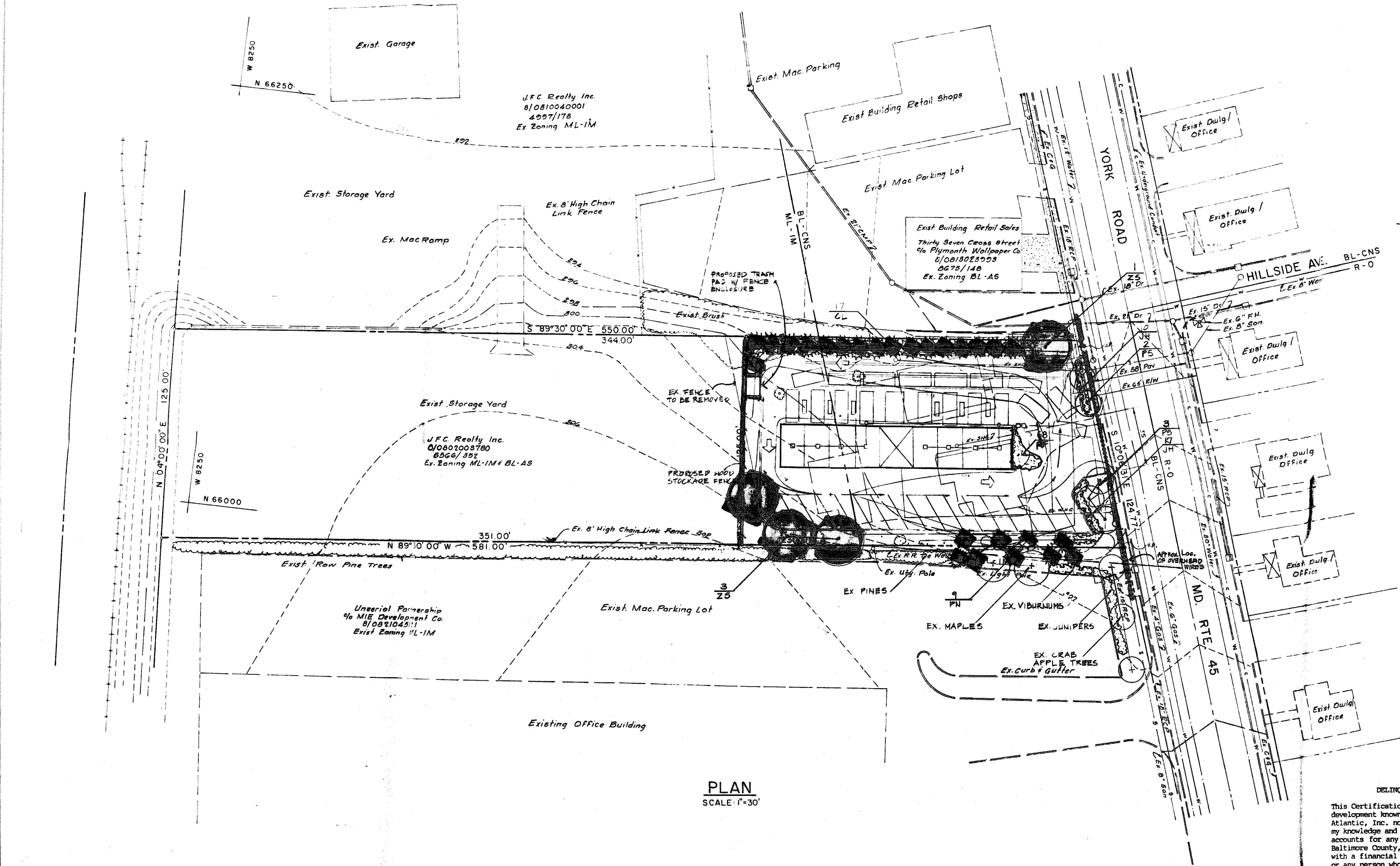
1. The Petitioner/Developer shall have an attendant on the site at all times when heavy usage results in potential traffic congestion and queuing of vehicles on York Road.
2. The exterior composition of the building will be brick so as to be compatible with other structures in the area, similar to the elevation drawings submitted as Developer's Exhibit No. 6.
3. The property shall be landscaped so as to buffer the surrounding properties in a manner substantially similar to Developer's Exhibit No. 4.
4. Modifications to the plan to accommodate adjacent properties, overhead utility lines, and site distances shall be permitted.
5. Consistent with the 5 year validity of the development plan approval, pursuant to Section 26-216 of the Baltimore County Code, the special exception relief granted herein shall be valid

- 8 -





VICINITY MAP  
SCALE 1"=1000'



PLAN  
SCALE: 1"=30'

**BALTIMORE COUNTY REQUIREMENTS**

Adjacent Roads	130 LF @ 1:40	3.25 PU
Parking	16 spaces @ 1:12	1.3 PU
Screen Parking	130 LF @ 1:15	8.67 PU
Screen Dumpster	80 LF @ 1:15	5.3 PU
<b>TOTAL</b>		<b>18.52 PU</b>

**PLANTING PROPOSED**

Major Deciduous	4 @ 1:1	4.0 PU
Minor Deciduous	5 @ 2:1	2.5 PU
Evergreen Trees	26 @ 7:1	13.0 PU
Shrubs	27 @ 5:1	5.4 PU
<b>TOTAL</b>		<b>24.9 PU</b>

**Note:** Screening along side property lines is proposed at the request of the adjacent property owners. Planting indicated which is off-site is subject to the approval of the property owner.

**PLANT LIST**

Key	Quan.	Botanical/Common Name	Size/Cond.	Comment
<b>Trees-Major</b>				
ZS	4	Zelkova serrata 'Green Vase' / Green Vase Zelkova	2 1/2-3' Cal / B&B	13-15' hgt.
<b>Trees-Minor</b>				
PS	5	Prunus serrulata 'Kwanzan' / Japanese Flowering Cherry	1 1/2-2' Cal / B&B	6-8' hgt.
<b>Trees-Evergreen</b>				
PN	9	Pinus strobus / Eastern White Pine	5-6' B&B	10' o/c
CL	17	x Cupressocyparis leylandii / Leyland Cypress	5-6' Container	10' o/c
<b>Shrubs</b>				
JH	27	Juniperus conferta 'Blue Pacific' / Blue Pacific Juniper	18-24" / 3 Gal.	3' o/c
<b>Perennials</b>				
RF	68	Rudbeckia fulgida 'Goldsturm' / Black-eyed Susans	1 qt.	18" o/c

\*Trees should be high branched to allow for required site distance.

**Note:** Existing overhead wires along York Road frontage prevents the use of major deciduous trees.

**PLANT STANDARDS**  
All nursery stock shall be top quality and in accordance with the American Association of Nurserymen, Inc. "American Standards for Nursery Stock," latest edition. Inferior nursery stock will be subject to rejection by the Landscape Architect. Bare-root stock shall not be allowed for any tree defined as major deciduous, minor deciduous or evergreen.

**CHANGES MAY IMPACT REQUIRED CERTIFICATION**  
Plant types (deciduous trees, evergreen, etc.), quantities, spacing, locations, and species shown on the approved landscape plan are based on requirements stated in the latest Baltimore County Landscape Manual. Any change in these items may affect the required approval and certification of the installed planting. Owner is required to arrange and pay for certification by Landscape Architect.

**PLANTING NOTES**  
Plant locations shall be field adjusted to avoid utilities. Contractor is responsible for locating utilities prior to start of work.  
All trees and shrubs shall be mulched to a minimum of 18" beyond the edge of the root ball.  
Shrub masses shall be planted in continuous match beds.  
All wire, plastic and twine ties shall be removed from top of root ball.

**LANDSCAPE SPECIFICATIONS**  
Landscape specifications shall conform to 3rd Edition of the "LCA Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", including planting procedures and soil preparation for shrub and perennial beds.

A one-year warranty period shall be required. Maintenance required to honor the one year warranty shall be performed as part of this contract.

Special Provisions to LCA Standard Specifications  
Contractor is encouraged to perform soil testing. Test results shall be submitted 30 days before planting. Failure to perform testing will not void guarantee provisions.

Contractor shall review and test submittal drainage characteristics 30 days prior to planting and notify owner of unacceptable conditions.

No exceptions to the guarantee provisions are allowed unless agreed to in writing prior to planting.

**DELINQUENT ACCOUNT CERTIFICATION**

This Certification is submitted in connection with the development known as the COCKEYSVILLE CAR WASH, Hale-Atlantic, Inc. now makes the oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

Hale-Atlantic, Inc.  
Roger L. Hale

**WILLIAM F. KIRWIN, INC.**  
Phone: 301.337.0075  
Fax: 301.885.3827  
28 E. Susquehanna Avenue  
Towson, MD 21206-5218

Landscape Architecture  
Land Planning  
Environmental Design

**BPS/land technology inc.**  
Engineers & Surveyors

P.O. BOX 5614  
Baltimore, Maryland

301-435-0800

21210

This Plan is Sealed and  
Certified to be in accordance  
with the Hearing Officers  
Order and all other Comments.

DEVELOPER  
**HALE ATLANTIC, INC.**  
216 OLD PADONIA ROAD  
TIMONIUM MARYLAND 21093  
410-666-3753

REVISIONS		
Date	Description	By

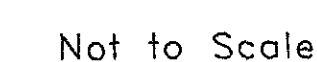
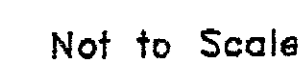
Designed By  
Drawn By  
Checked By

**LANDSCAPE PLAN**  
**COCKEYSVILLE CAR WASH**

SCALE AS SHOWN SHEET 2 OF 2 DATE: 8/12/04







**SUSQUEHANNA  
DIVERSIFIED  
ENGINEERING**



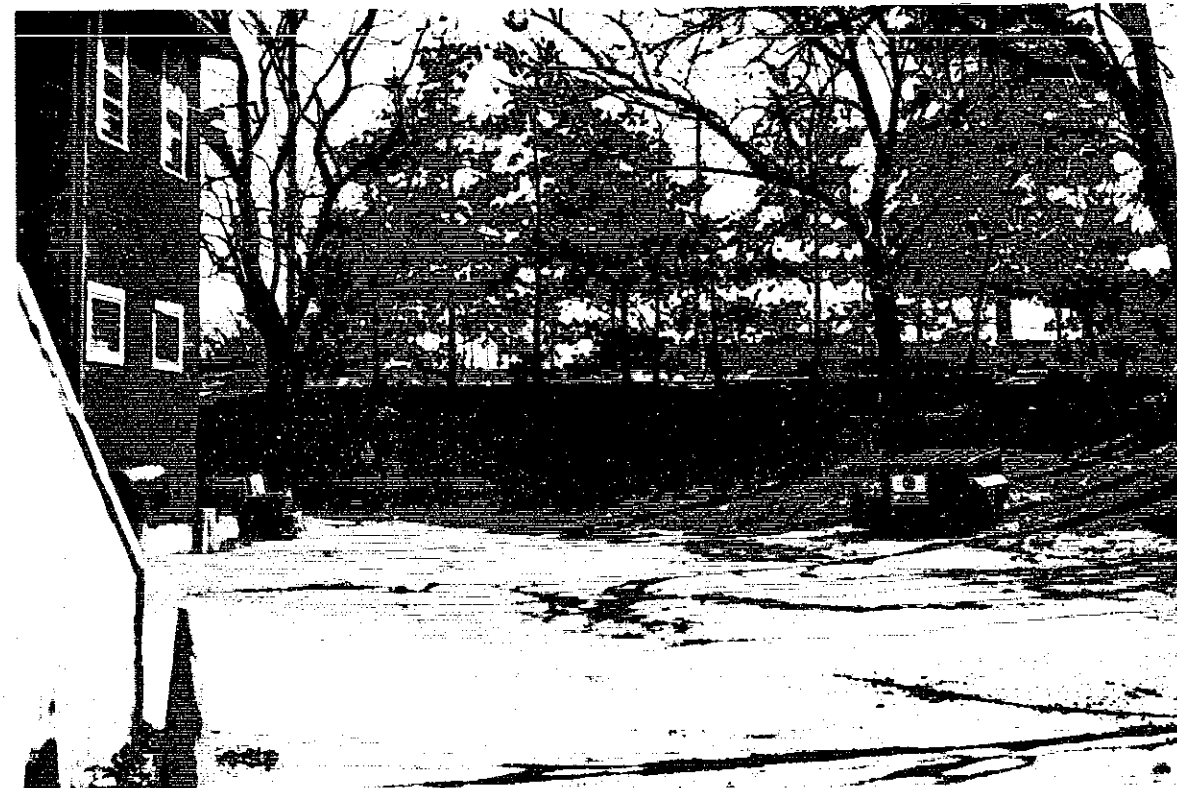
Oct 7,



ALONG YORK ROAD



FRONT OF SITE



REAR OF SITE



REAR OF SITE



ADJACENT PROPERTY REAR



ADJACENT PROPERTY REAR



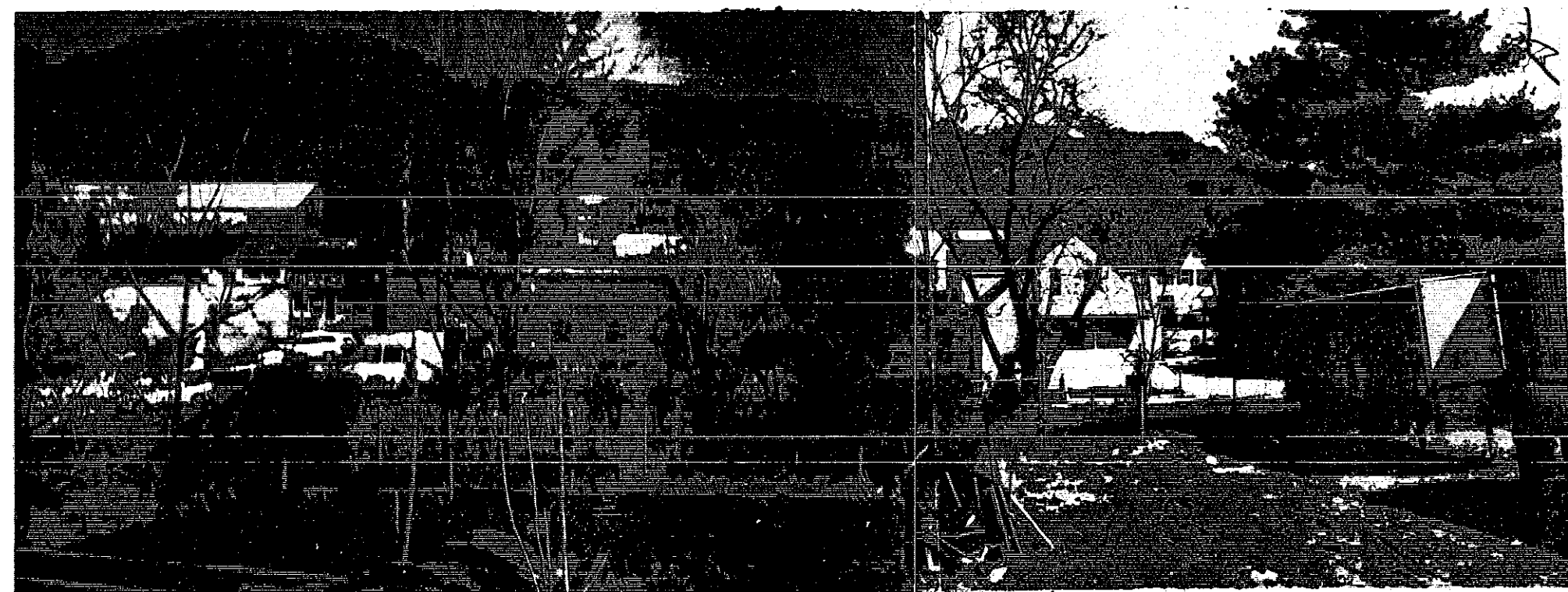
FRONT PARKING LOT - SITE



PROPERTY TO NORTH REAR PARKING LOT



ADJACENT PROPERTY PARKING LOT



REAR PROPERTY OF SITE



ADJACENT PROPERTY TO REAR OF SITE



for a period of 5 years from the date hereof,  
pursuant to the authority set forth in Section  
502.3 of the BCZB.

Any appeal from this decision must be taken in accordance with Sec-  
tion 26-209 of the Baltimore County Code and the applicable provisions of  
Law.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 20, 1994

Newton A. Williams, Esquire  
Nolan, Plumhoff and Williams, Chtd.  
700 Court Towers  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Case Nos. VIII-635 & 95-35-XA  
Development Plan Order & Petitions for Special Exception  
and Variances  
Hale Atlantic, Inc., Developer/Applicant  
Project: Cockeysville Carwash

Dear Mr. Williams:

Enclosed please find the decision rendered in the above captioned  
case. The Hearing Officer's Opinion and Development Plan Order has been  
approved.

In the event the decision rendered is unfavorable to any party, please  
be advised that any party may file an appeal within thirty (30) days of the  
date of the Order to the County Board of Appeals. If you require  
additional information concerning filing an appeal, please feel free to  
contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm

att:  
cc: Mr. and Mrs. Roger Hale  
cc: Stanley S. Fine, Esquire  
cc: Mr. Mark Swimmer  
cc: Mr. Kurt Kugelberg, Project Manager  
cc: Various County Agencies

## Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at 10630 York Road, Cockeysville  
which is presently zoned BL-AS and ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached  
hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the  
herein described property for a Car Wash; Self Service

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and  
are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Hale Atlantic, Inc.

(Type or Print Name)

*Lawrence E. Schmidt*  
Signature

216 Old Padonia Road

Address

Timonium, Maryland 21093

City

666-3753

State

Zipcode

Attorney for Petitioner:

Newton A. Williams, Nolan, Plumhoff &

(Type or Print Name)

Williams

*Newton A. Williams*  
Signature

700 Court Towers

Address

210 W. Penn. Avenue 823-7800

City

Towson, Maryland 21204

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the  
legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

J.C.F. Realty, Inc.

(Type or Print Name)

*Lawrence E. Schmidt*  
Signature

216 Old Padonia Road

Address

Timonium, Maryland 21093

City

666-3753

State

Zipcode

P.O. Box 4721

Address

Timonium, Maryland 21093

City

Name, Address and phone number of representative to be contacted

Newton A. Williams

700 Court Towers

Address

210 W. Penn. Avenue 823-7800

City

Towson, Md. 21204

State

Zipcode

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

ALL

OTHER

REVIEWED BY: DATE

## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 10630 York Road, Cockeysville  
which is presently zoned BL-AS and ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached  
hereto and made a part hereof, hereby petition for a Variance from Section(s)  
(See Attached)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or  
practical difficulty)

(See Attached)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to  
be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Hale Atlantic, Inc.

(Type or Print Name)

*Lawrence E. Schmidt*  
Signature

216 Old Padonia Road

Address

Timonium, Maryland 21093

City

666-3753

State

Zipcode

Attorney for Petitioner:

Newton A. Williams, Nolan, Plumhoff &

(Type or Print Name)

Williams

*Newton A. Williams*  
Signature

700 Court Towers

Address

210 W. Penn. Avenue, 823-7800

City

Towson, Maryland 21204

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the  
legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

J.C.F. Realty, Inc.

(Type or Print Name)

*Lawrence E. Schmidt*  
Signature

216 Old Padonia Road

Address

Timonium, Maryland 21093

City

666-3753

State

Zipcode

P.O. Box 4721

Address

Timonium, Maryland 21093

City

Name, Address and phone number of representative to be contacted

Newton A. Williams

700 Court Towers

Address

210 W. Penn. Avenue 823-7800

City

Towson, Md. 21204

State

Zipcode

ESTIMATED LENGTH OF HEARING

Unavailable for Hearing

ALL

OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING  
Date By

- 9 -

### A. Requested Variances

- From Sections 232.1 and 303.2 to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet.
- From Section 409.4A. to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet.
- From Section 419.4 A.2 to permit the tunnel exits of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive.
- From Sections 255.1 and 238.2 to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.

7596C(1)

### Reasons

- That a 90 foot front set back is excessive, and would consume too much of the property.
- That the existing commercial buildings to be razed are set back 50 feet and 58 feet respectively.
- That the adjoining building is only set back 18 feet to the north, while the office/warehouse buildings to the south are set much further to the rear creating an excessively deep front yard requirement. That without the requested variances the Petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the Regulations, and will not harm the health, safety and welfare of the area.
- That the site is narrow, and it is difficult to achieve appropriate planting areas on both sides, stacking spaces and exit driveways, while achieving a 12 foot driveway width for the bypass lane.
- That the rear of the site is a contractor's storage yard in an ML-IM zone, and will not in any way be harmed by this new use, and rear yard, but, the overall appearance of the site will be improved.
- That the rear yard requirement of thirty (30) feet is an artificial creation of the division of the site between ML in the rear (which is equated with BR zoning) and BL in front for the majority of the property, which would require no rear yard. That in reality the BL zone to be useable should be set at a greater depth, and its present location is based on the two older houses, to be razed, which had been converted to commercial uses. That the requested rear yard variance for a new, well landscaped use will be a major improvement over an older garage, also to be razed, and will screen the ML, contractor's storage yard in the rear.

7596C(2)

Walter T. Parr

Sylvester H. O'Grinc, P.E.

Michael K. Smith, P.L.S.

BPS/land technology, Inc.  
Engineers & Surveyors

P.O. Box 5614 • Baltimore, MD 21210 • (301) 435-0800

### ZONING DESCRIPTION

Election District Eight  
Councilmanic District 4048THIRD DIST

Beginning at a point on the West side of York Road which is 66 feet wide at the distance of 13 feet southeast of the centerline of Hillside Avenue which is 40 feet wide. Thence the following courses and distances:

South 14 degrees 45 minutes East 125 feet, North 89 degrees 30 minutes West 230 feet, North 04 degrees East 125 feet, and South 89 degrees 30 minutes East 206 feet to the point of beginning containing 0.63 acres of land more or less and being a portion of that parcel of land recorded in Deed Liber E.H.K. Jr. 5566, folio 352.



### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed Special Exception for a car wash and self service car wash facilities to be located on the property situated in Baltimore County, at the County Office Building, 400 Washington Avenue, 11th Floor, Room 1104, on September 18, 1994 at 1:00 p.m. in Room 1104, County Office Building, Baltimore County, Maryland 21204 as follows:

Case: 95-35-XA  
Date: 9/19/94  
Time: 1:00 p.m.  
Address: 10630 York Road and Hillside Avenue  
8th Election District  
Set Commission  
Legal Owner(s):  
J.C.F. Realty, Inc.  
Contract Purchaser/Lessee:  
Hale Atlantic, Inc.  
Hearing: Wednesday, September 18, 1994 at 1:00 p.m. in Room 1104, County Office Building, Baltimore County, Maryland 21204 as follows:

Special Exception for a car wash and self service car wash facilities to be located on the property situated in Baltimore County, at the County Office Building, 400 Washington Avenue, 11th Floor, Room 1104, on September 18, 1994 at 1:00 p.m. in Room 1104, County Office Building, Baltimore County, Maryland 21204 as follows:

10630 York Road and Hillside Avenue, 8th Election District, Baltimore County, Maryland 21204. For information concerning the public hearing, please call 887-3391, 8/18/94.

### CERTIFICATE OF PUBLICATION

TOWSON, MD. 8/19, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/18, 1994.

THE JEFFERSONIAN,  
*A. Henrichson*  
LEGAL AD - TOWSON



Baltimore County  
Zoning Administration &  
Development Management  
111 West Liberty Avenue  
Towson, Maryland 21204

Date 8/5/94

Account: R-001-6150

Number 44

By VLL

1 NON RES VAR FILING CODE 020 = \$ 250.00  
1 NON RES SPX. FILING CODE 050 = \$ 300.00  
(2) SIGNS CODE 030 = \$ 70.00  
TOTAL = \$ 620.00

CHECK J.C.F. REALTY INC.  
LOC: 10630 YORK RD.

01A018025MCHRC \$620.00

DA: C01205PM08-05-94  
Please Make Checks Payable To: Baltimore County

Cashier Validation



Item Number: 44  
Planner: JLL  
Date Filed: 9

# PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- Descriptions, including accurate beginning point
- Actual address of property
- Zoning
- Acreage
- Plats (need 12, only submitted)
- 200 scale zoning map with property outlined
- Election district
- Councilmanic district
- BCZR section information and/or wording
- Hardship/practical difficulty information
- Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)  
11/17/93

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 9, 1994

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING  
Project Name: Cockeysville Car Wash  
Project Number: VIII-635  
Location: 10630 York Road, WS of York Road and Hillside Avenue  
Acre: 1.714/-  
Proposal: Car Wash

AND

CASE NUMBER: 95-35-XA (Item 44)  
10630 York Road  
WS of York Road and Hillside Avenue  
8th Election District - 3rd Councilmanic  
Legal Owner(s): J.C.F. Realty, Inc.  
Contract Purchaser(s): Hale Atlantic, Inc.

Special Exception for a car wash; self service.  
Variance to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet; to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet; to permit the tunnel exit of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive; and to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.

HEARING: WEDNESDAY, SEPTEMBER 14, 1994 at 11:00 a.m. in Room 106, County Office Building.

*Carl Jablon*  
Arnold Jablon  
Director

cc: J.C.F. Realty, Inc.  
Hale Atlantic, Inc.  
Newton A. Williams, Esq.  
Stanley Fine, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 29, 1994

Newton A Williams  
210 W. Pennsylvania Avenue #700  
Towson, Maryland 21204

RE: Item No. 44, Case No. 95-35-XA  
Petitioner: J.C.F. Realty/Hale Atlantic/Cockeysville Car Wash

Dear Mr. Williams:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 5, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:ggg

Printed with Soybean Ink  
on Recycled Paper

## BALTIMORE COUNTY, MARYLAND INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 22, 1994  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section  
RE: Zoning Advisory Committee Meeting  
for August 22, 1994  
Item No. 44

The Developers Engineering Section has reviewed the subject zoning item. If the Special Exception is granted for this site, all improvements, entrances, drainage requirements and construction affecting the York Road, Md. Rte. 45, right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration, in addition to those of Baltimore County.

The entrance shall be constructed per Baltimore County Department of Public Works' Standard Plate R-32, for a single commercial entrance.

In addition, this site is subject to previously given Landscape Comments.

RWB:aw



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

August 15, 1994

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.:#44 (JLL)  
MD 45  
Cockeysville Car Wash  
Special Exception and Variance request  
Mile Post 7.93

95-35

Dear Ms. Winiarski:

This office has reviewed the plan for the referenced item and we offer the following:

A review of the State Highway Administration's (SHA) current and long range planning documents reveals that MD 45 is identified with an 80' future right-of-way in this area. Therefore, we request the county require dedication of 40' from center of existing roadway along the property frontage as a condition of plan approval.

In our previous review of the concept plan for the referenced development, and in a letter dated May 6th to Mr. Donald Rascoe, Development Manager for Baltimore, we indicated the following entrance improvements would be required as a condition of plan approval:

- The 35' entrance design is acceptable to the SHA, however, the entrance should be relocated 15' north of the location indicated on the plan to eliminate the potential for conflicting on-site traffic movements from vehicles making left turns when entering the site. Moving the entrance 15' to the north would clearly define the on-site traffic movements.
- SHA Type "A" curb and gutter along the property frontage.
- The grade of paving within the entrance from existing travelled lane to the future right-of-way line must not exceed a maximum 6% grade.

Ms. Julie Winiarski  
Page Two

My telephone number is 410-333-1350 (Fax# 333-1041)  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Julie Winiarski  
Page Two  
August 15, 1994

4. Sidewalks should be constructed to Baltimore County standards along the property frontage.

5. Complete hydraulic analysis may be required to determine the development's impact on the storm drain system located MD 45.

Also, although the following issue is not within the SHA jurisdiction, consideration should be given to identify the ownership of the existing ramp indicated on the lot located at the rear of the property; because if the referenced development is approved and a final record plat is recorded, there is the potential for this lot to be landlocked.

Our review of the current plan reveals that our previous comments have been addressed. Therefore, we have no objection to approval of the special exception for a car wash, self service and variance to permit a front yard setback of 46' in lieu of the required 90' to permit a by-pass lane 11' wide in lieu of a driveway width of 12'; to permit the tunnel exit of the car wash facilities to be located as close as 17' in lieu of the required 50' from the nearest exit drive; and to permit a rear setback of 22' in lieu of the required 30', subject our aforementioned entrance improvement requirements.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office, with the following submittals required:

- Eight (8) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost (to include the cost of relocating any affected utilities) and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.

Ms. Julie Winiarski  
Page Three  
August 15, 1994

- A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction. Or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities, provided the cost for the utility relocation is included in the surety submitted for the permit.

The surety for entrance construction must be received by this office prior to our approving any building permits for this development.

Should you have any questions, or require additional information, please contact Bob Small at (410) 333-1350. Thank you for your cooperation.

Very truly yours,

*David Ramsey*  
David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/11/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 35, 36, 39, 40, 41, 42, 43, 44, 45, 46 AND 47.

RECEIVED  
AUG 11 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

Printed on Recycled Paper



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

August 9, 1994

Re: Cockeysville Car Wash, ZADM VIII-635  
W/s York Road, North of Warren Road

Gentlemen:

The Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

**Development Plan Conference:**

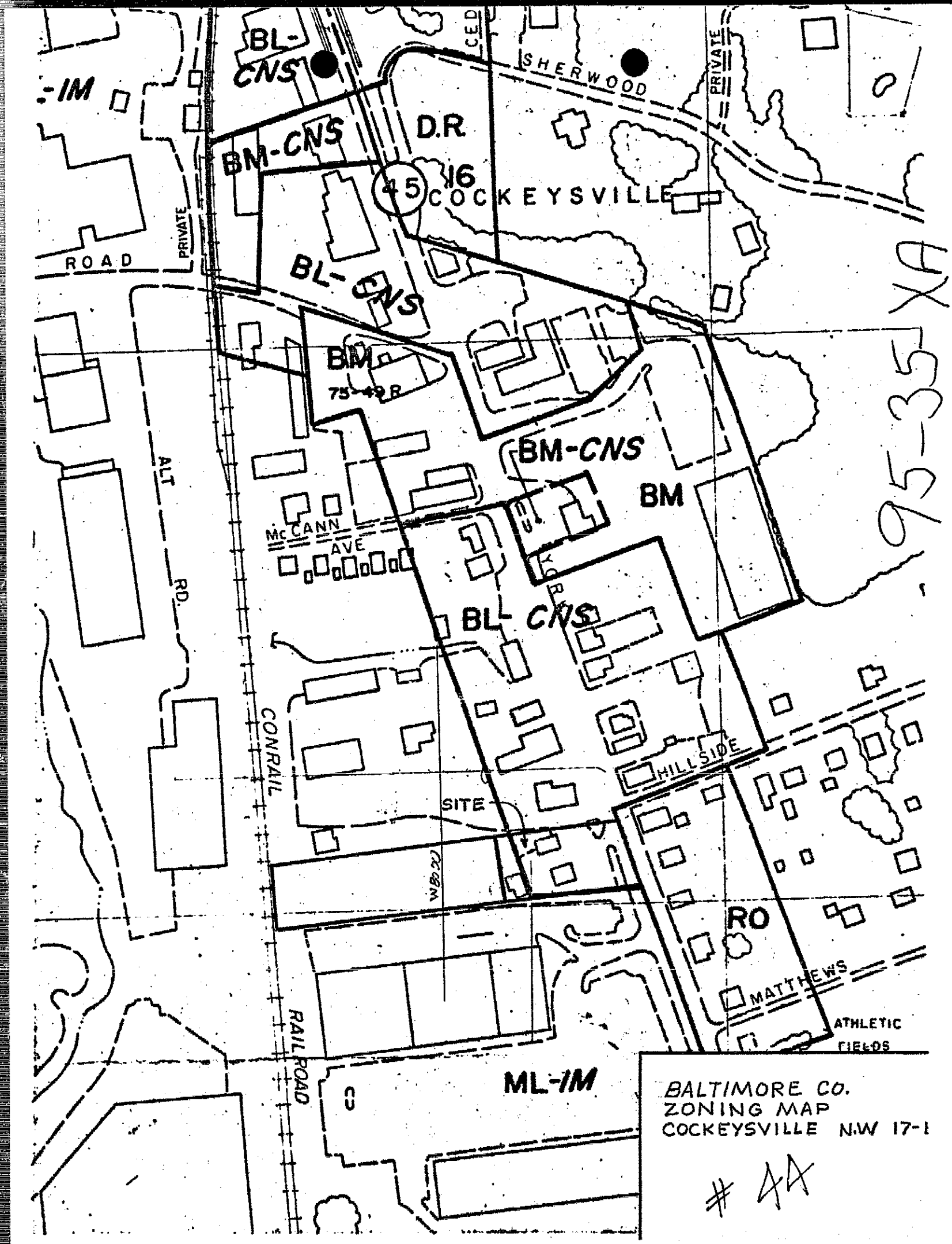
Day and Date: Wednesday, August 24, 1994  
Time: 11:00 a.m.  
Place: ZADM/Development Management Conference Room  
County Office Building - Room 123  
111 West Chesapeake Avenue  
Towson, MD 21204

**Hearing Officer's Hearing**

Day and Date: Wednesday, September 14, 1994  
Time: 11:00 a.m.  
Place: County Office Building - Room 106  
111 West Chesapeake Avenue  
Towson, MD 21204

Respectfully,  
Kurt A. Kugelberg  
Project Manager

KAK:ggl  
cc: BPS/land technology inc.  
P.O. Box 5614  
Baltimore, MD 21210  
COCKEYSV/ZADM/XTGGGL



Item 44 - August 5, 1994

Problem Dates

8/18 - Matthews

8/31 - Dintonswood

9/7 - Trilling Manor Club

9/27 - Riter

10/20 - Schmidt

Down - Please give me a call before sitting this case.

Thanks  
Norton  
823-7800

Green  
Norton's schedule  
but please  
call + coordinate

# 44

GWEN

THIS IS IN FULL DEVELOPMENT

PROCESSES. PLZ SCHEDULE

ACCORDINGLY

PLZ CALL NEWTON WILLIAMS TO

CHECK ON SCHEDULE CONFLICTS.

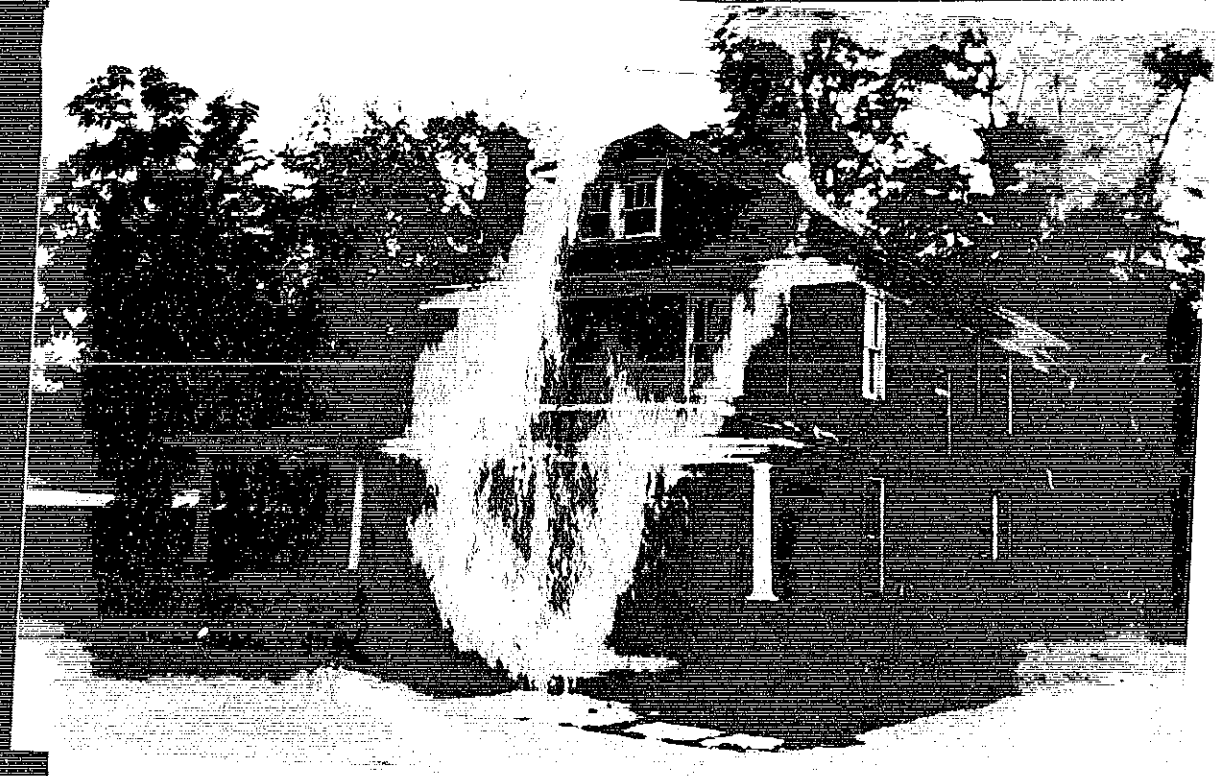
schedule envelope

Petition for Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 30 S. Charles  
21201

Stanley Fine, Esq.

WED 9/14 at 11 in 106



A. Existing house on 5/5 to be removed - former vacuum chamber sales and repair

B. Existing house on N/5 to be razed. Catering and sub shop

Proposed Cockeysville  
Car Wash  
Site  
York Road, Cockeysville

Ext #1

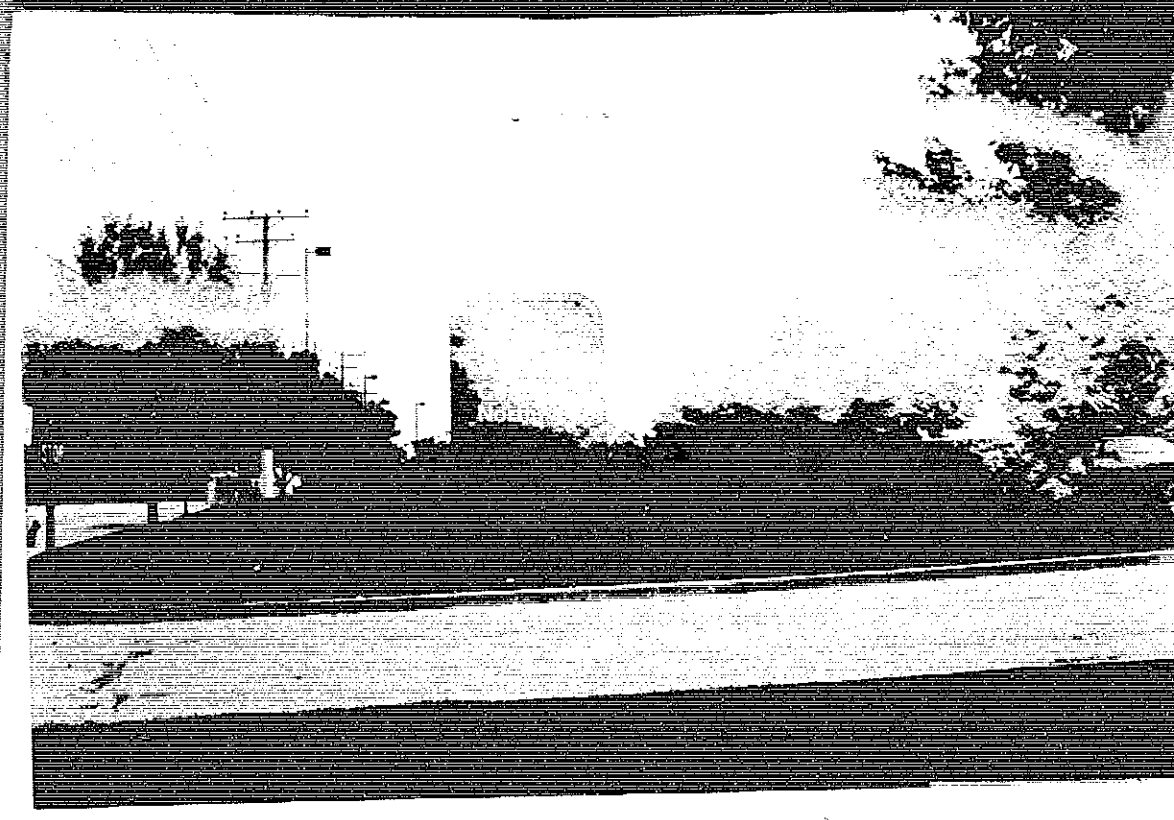




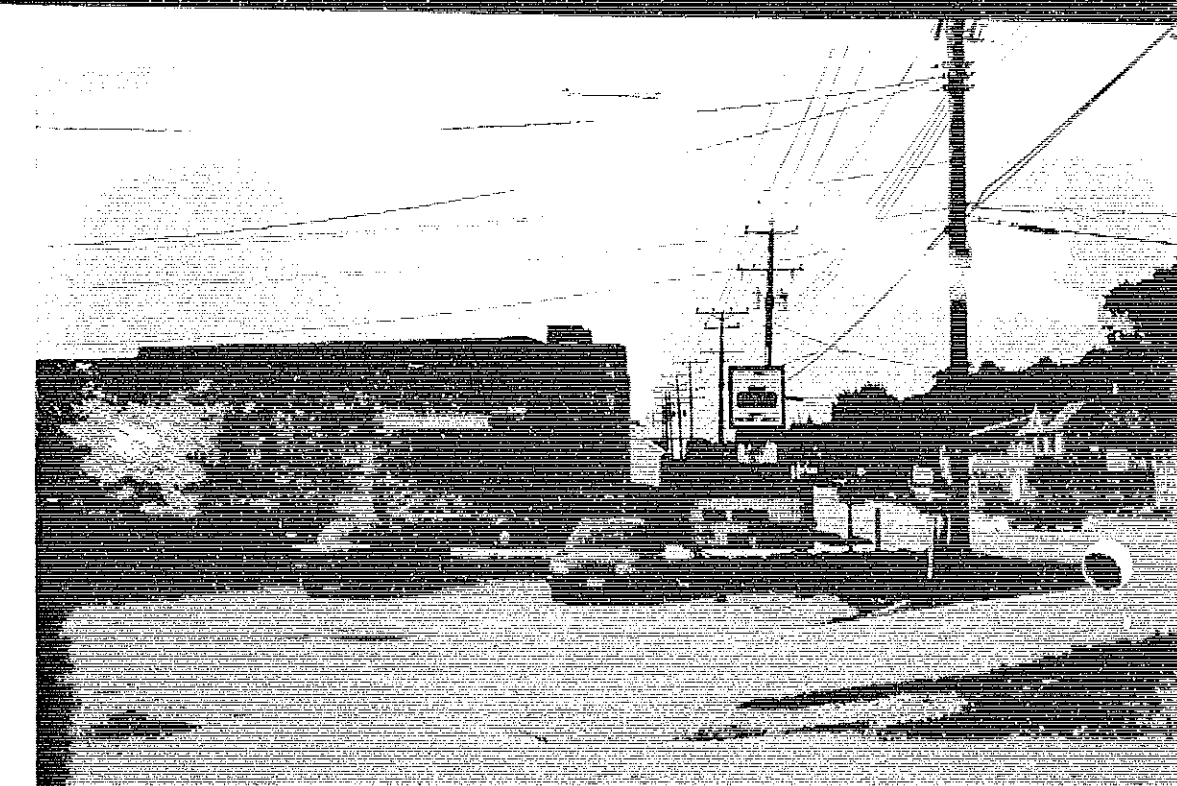
C. Looking New York Road from site -  
toward Shuman Road and Hunt  
Valley.



D. Looking Son York Road from site  
toward Warren Road.



E. MIE - Office/ Warehouse site on S/S  
of site



F. Wallpaper store on N/S of site



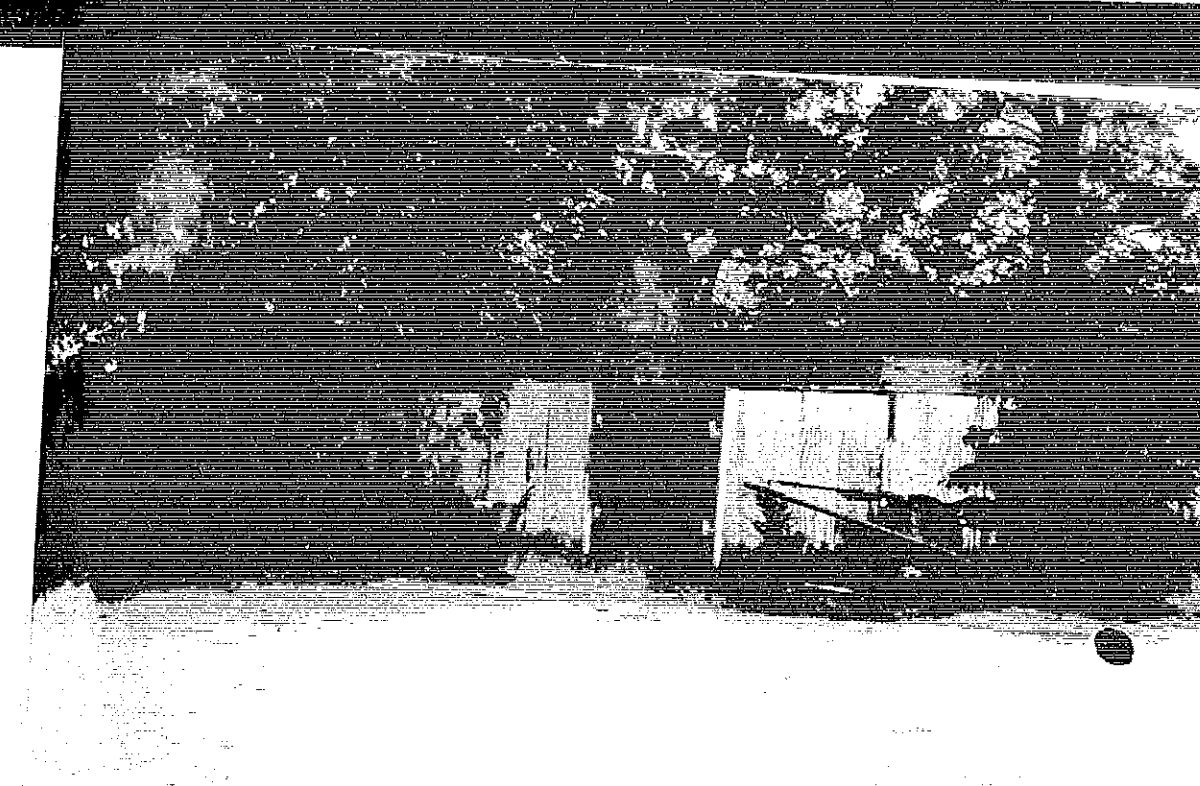
G. Existing house from MIE Parking lot  
on S/S of site



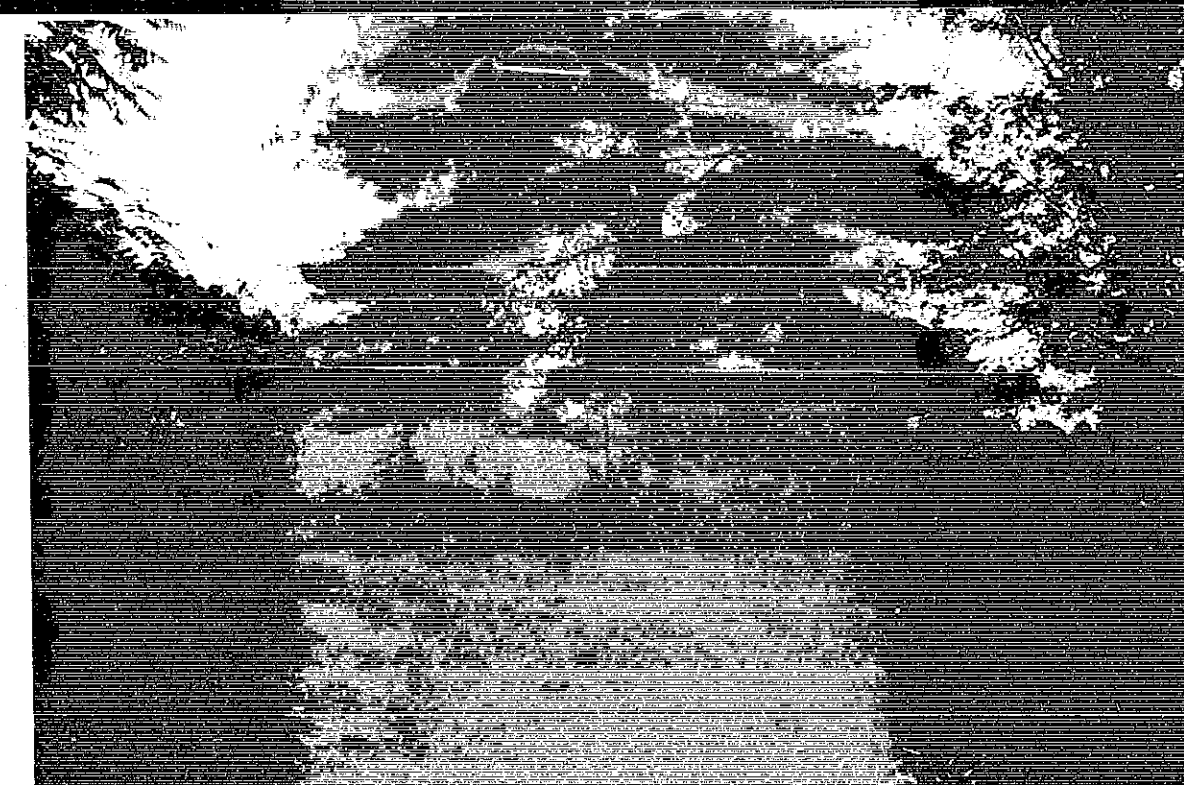
H. Looking N/E at site from MIE lot



I. Looking S from site toward MIE  
retaining wall

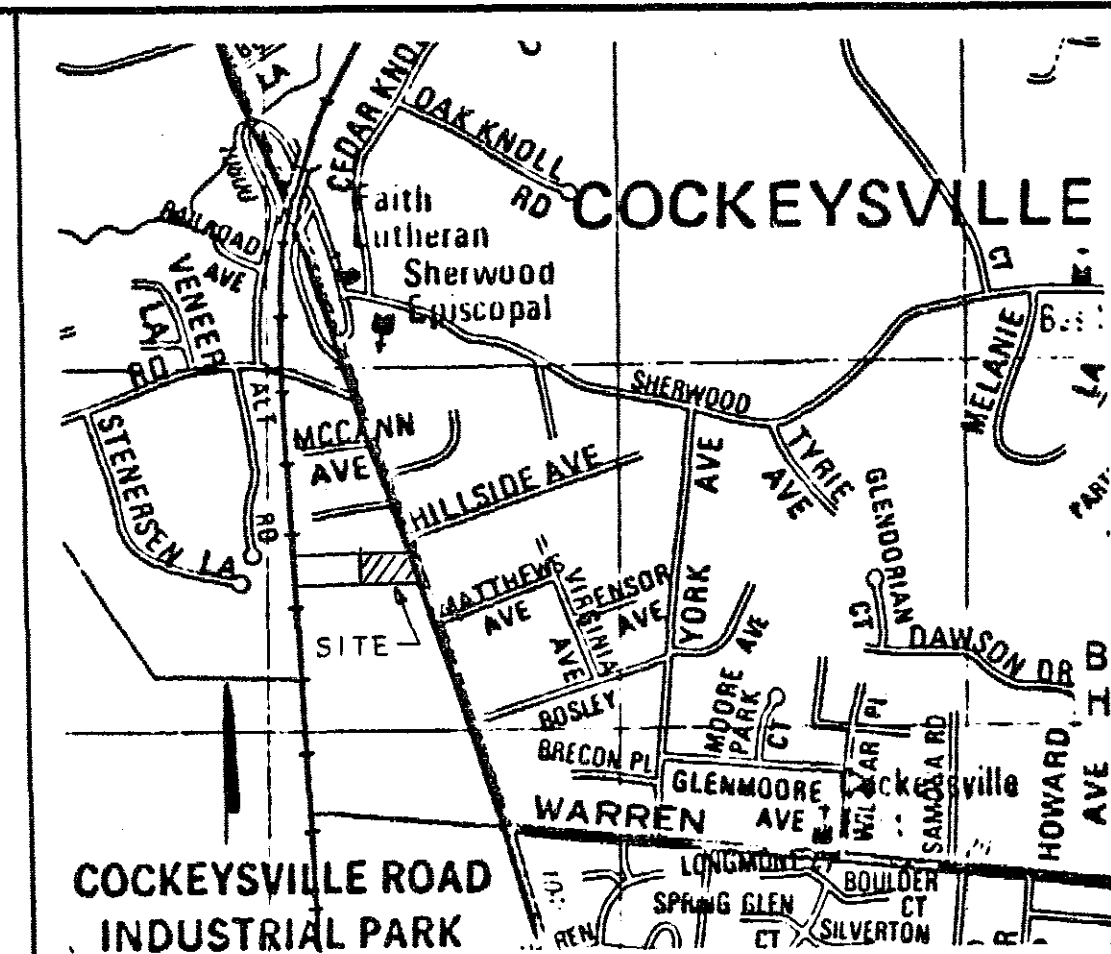
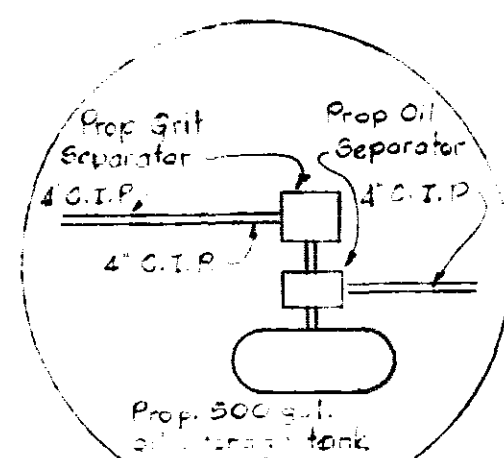


J. Old garages on rear of site to be  
razed.

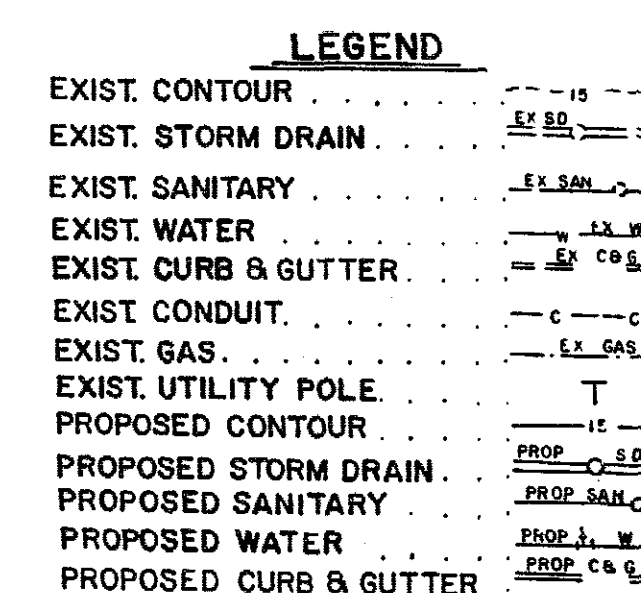


K. Looking W from rear of site toward balance  
of JFC Realty  
Property





VICINITY MAP  
SCALE 1"=1000'



DELINQUENT ACCOUNT CERTIFICATION

This Certification is submitted in connection with the development known as the COCKEYSVILLE CAR WASH. Hale-Atlantic, Inc. now makes the oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

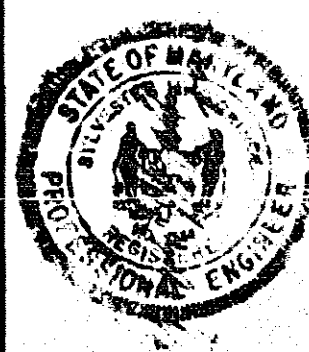
Hale-Atlantic, Inc.  
Roger L. Hale

ZADM VIII-635

**BPS** / land technology inc.

*Engineers & Surveyors*

P.O. BOX 5614  
Baltimore, Maryland



This Plan is Sealed and  
Certified to be in accordance  
with the Hearing Officers  
Order and all other Comments

DEVELOPER  
HALE ATLANTIC, INC.  
216 OLD PADONIA ROAD  
TIMONIUM MARYLAND 21093  
410-666-3753

REVISIONS			Designed By K. E. J.
Date	Description	By	
			Drawn By K. E. J.
			Checked By W. T. C.

# DEVELOPMENT PLAN COCKEYSVILLE CAR WASH

10630 YORK ROAD  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND 21030  
SCALE AS SHOWN SHEET 1 OF 2

DATE: 8-3-94



# SITE DATA

Gross Area	70,686 sf. or 1.62 ac. +/-
Net Area	74,437 sf. or 1.71 ac. +/-
Proposed Leased Area	27,250 sf. or 0.63 ac. +/-
Deed Reference	5566/352
Tax Account #	8/0802003780
Tax Map #	51
Grid	4
Parcel	186
Councilmanic District	S 620
Watershed	Beaver Dam Run
Existing Zoning	BL-AS 19,602 s.f. or 0.45 ac. M1 IM 7648sf
Election District	8
Census Tract	4084
Subwatershed	34
Subwatershed	11

## Soils

Soil Series	Hydro class	with basement	without basement	street parking
Baltimore-urban	B	slight	slight	moderate

## Property Owner

J.C.F. Realty, Inc.  
P.O. Box 4721  
Timonium, Md. 21093

## Lessee

Hale Atlantic Inc.  
216 Old Padonia Road  
Timonium, Md. 21093

## Existing Usage

- 2 sty. dwelling with vacant office
- 1 sty. dwelling being used as a cater and carry out shop.
- Existing 4 car garage.

## Proposed Usage

Self Service Car Wash with 8 Bays.

## Stacking Requirements

Four space for the first bay.  
Two spaces for each additional bay.  
Total number of bays = 8.  
Required number of stacking spaces = 18.  
Number of stacking spaces provided = 18.

## Landscaping Requirements

York Rd. - 125 l.f./40 - 3 P.U.  
Interior Rd. - 481 l.f./20 - 24 P.U.  
Total 27 P.U.

## Drying Requirements

Two vehicle spaces for each bay.  
Required number of drying spaces = 16  
Number of drying spaces provided = 16

## Floor/Area Ratios

BL Zone:  
Allowable = 3.0  
Proposed = 2,400 s.f./1937 s.f. = 0.12  
ML Zone:  
Allowable = 2.0  
Proposed = 960 s.f./8125 s.f. = 0.12

## Average Daily Traffic (A.D.T.)

Veh./hr. = 15 min./veh./bay - 4 veh./hr.  
(A.D.T.) = (4 veh./hr. \* 2) \* 8 bays \* 10 hrs. = 640.

## Storm Water Management

Existing Conditions	Proposed Conditions
D.A. 0.63 ac. +/-	D.A. 0.63 ac. +/-
Rcn 82	Rcn 92
2 year 1.32 cfs.	2 year 1.99 cfs
10 year 2.65 cfs.	10 year 3.41 cfs

## Storage Volume

Frequency	Required Storage	Provided Storage
2 year	1,220 cf.	1,200 cf.
10 year	1,830 cf.	1,830 cf.

Underground storage to consist of 373 l.f. of 30 inch pipe.

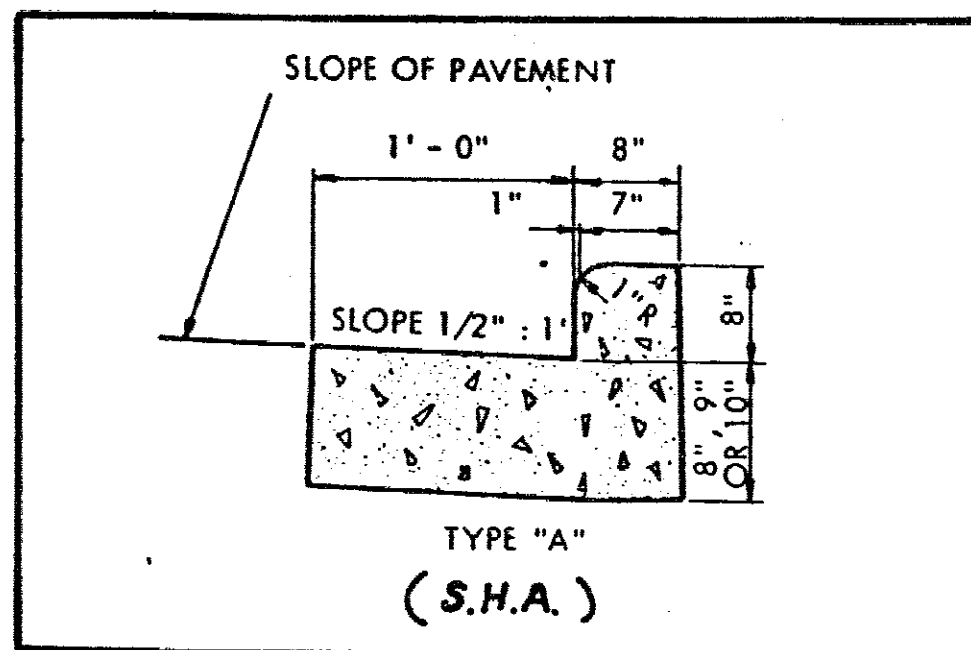
Water Quality measures to be provided for the first one-half inch of run off for new impervious areas.

# GENERAL NOTES

- There are no wetlands, forest or floodplain on this site.
- The developer is to raze the existing dwelling, garages and remove existing macadam.
- The developer is to obtain the services of a landscape architect for landscaping plan prior to development plan submittal.
- Developer will be responsible for obtaining any offsite drainage easements and field verification of existing storm drains should storm drain outfall be required across the property of the Plymouth Wallpaper Co.
- There is no historical buildings on this site.
- There are no archeological sites, endangered species habitat, or hazardous materials on this site.
- Proposed on-site lighting will be in accordance with applicable Baltimore County standards.
- Air pollution regulations for controlling excessive ABP (dust) will be in compliance with the Maryland Regulation COMAR.
- This project is exempt from the Baltimore County Forest Conservation Regulations under exemption category 14-402 (b)(10), per DEPRM, April 13, 1994.
- There will be six (6) bays for vacuum units on this site with 2 vacuums per bay resulting in a total of 12 vacuums.
- Vehicles being serviced by the car wash will spend an average of 15 minutes on the site.
- As per cases numbers 75-402, a reclassification of this site was denied in December, 1975.
- Owner to provide 7.5' highway widening and construct standard S.H.A. curb and gutter to close existing entrance.
- Car washes are permitted by special exception in the B.L. and M.L. zones with the I.M. and A.S. districts. The developer will be requesting zoning action as referenced on plan "Requested Variances."
- The hours of operation will be 24 hours per day and will be open 7 days per week.
- Paving surface will be of a durable dust-free surface and will be permanently striped.
- To the best of our knowledge there are no existing underground pipes, tanks, septic systems or wells.

## Drawing References

Water 634704  
Sewer 7540085  
Road SHA Contact # B-848-501-477  
Topo. N.M. 17 - B  
Soils Map 22 R  
Zoning Map D-2 N.W. 17-B  
Position Sheet V se 67 N.W. 6



# MONITORING PIPE DETAIL

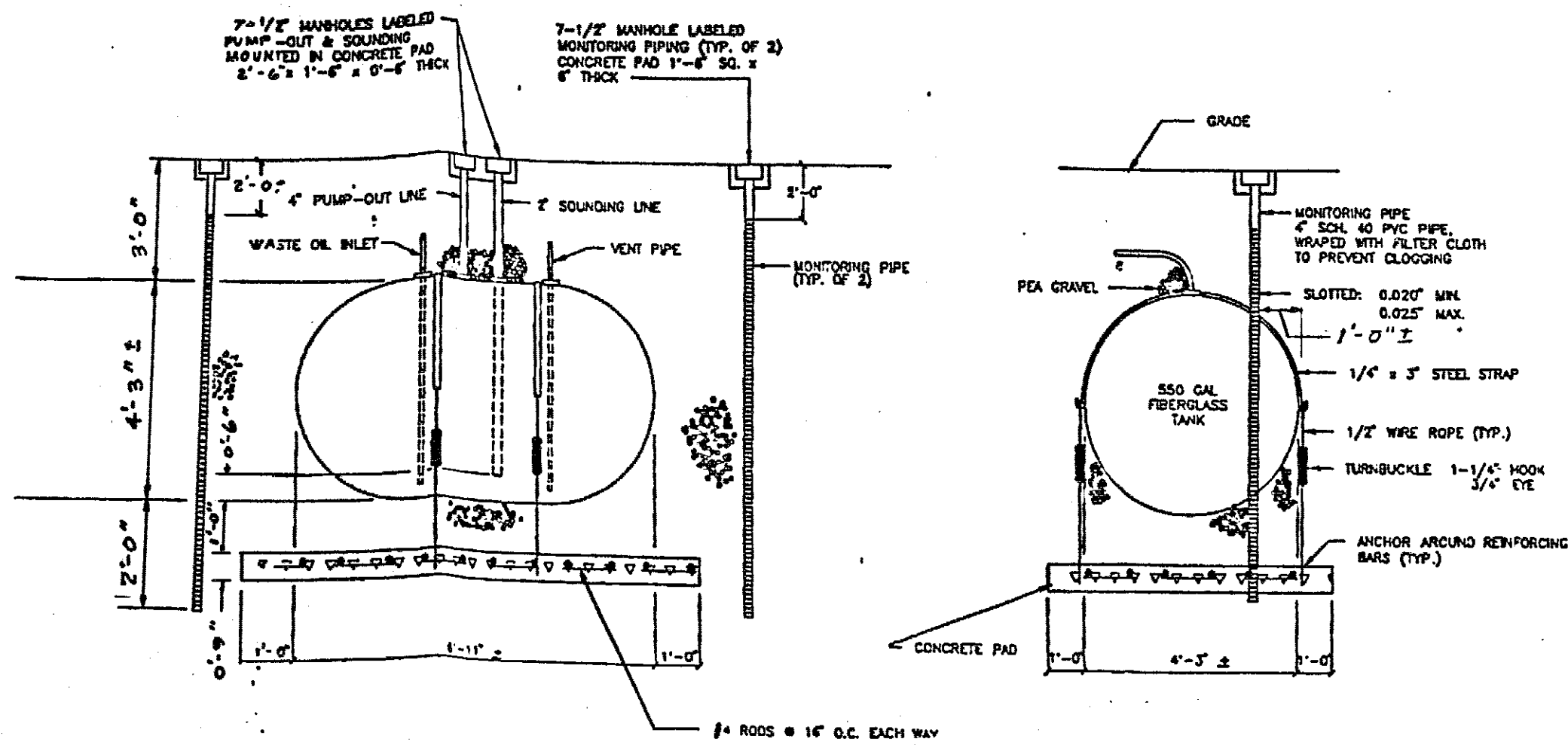
SCH. 40 PVC SLOTTED PIPE. SLOTS ARE MAX. 0.025" AND A MAX. 0.025" x 0.025" x 0.025"

PLUG OR CAP

- 4'-0" DIA. TANKS  
2" x 8'-0" L PVC PIPE WITH PLUG  
4" x 8'-0" L PVC PIPE WITH PLUG
- 6'-0" DIA. TANKS  
2" x 12'-0" L PVC PIPE WITH PLUG  
4" x 12'-0" L PVC PIPE WITH PLUG
- 8'-0" x 10'-0" DIA. TANKS  
4" x 16'-0" L PVC PIPE WITH PLUG  
4" x 16'-0" L PVC PIPE WITH PLUG
- 12'-0" DIA. TANKS  
4" x 16'-0" L PVC PIPE WITH PLUG
- FILTER SOCKS FOR 2" PIPE  
FILTER SOCKS FOR 4" PIPE  
4" PVC CAP

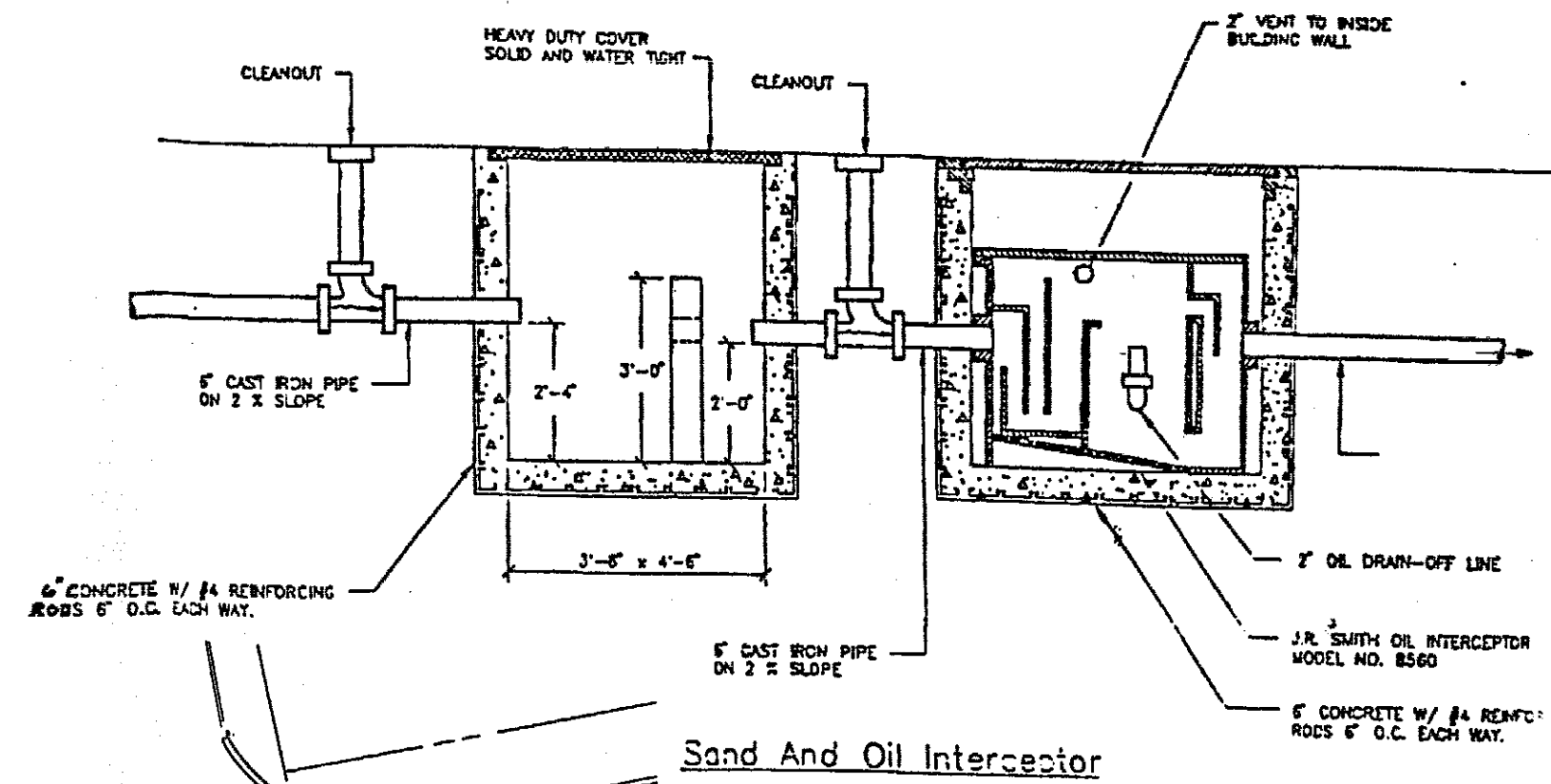
## NOTES:

- SLOTS ON PVC PIPE ARE TO BEIN 1'-0" BELOW GRADE AND CONTINUE TO END OF PIPE.
- PIPS ARE TO EXTEND A MINIMUM OF 2'-0" BELOW THE BOTTOM OF THE TANK.
- FILTER CLOTHS ARE USED TO PREVENT CLOGGING OF SLOTS. IF PEA GRAVEL BACK FILL IS USED, FILTER CLOTHS ARE NOT REQUIRED.



Lettering for these details to be increased in size on final design plans.

# 550 GALLON OIL TANK

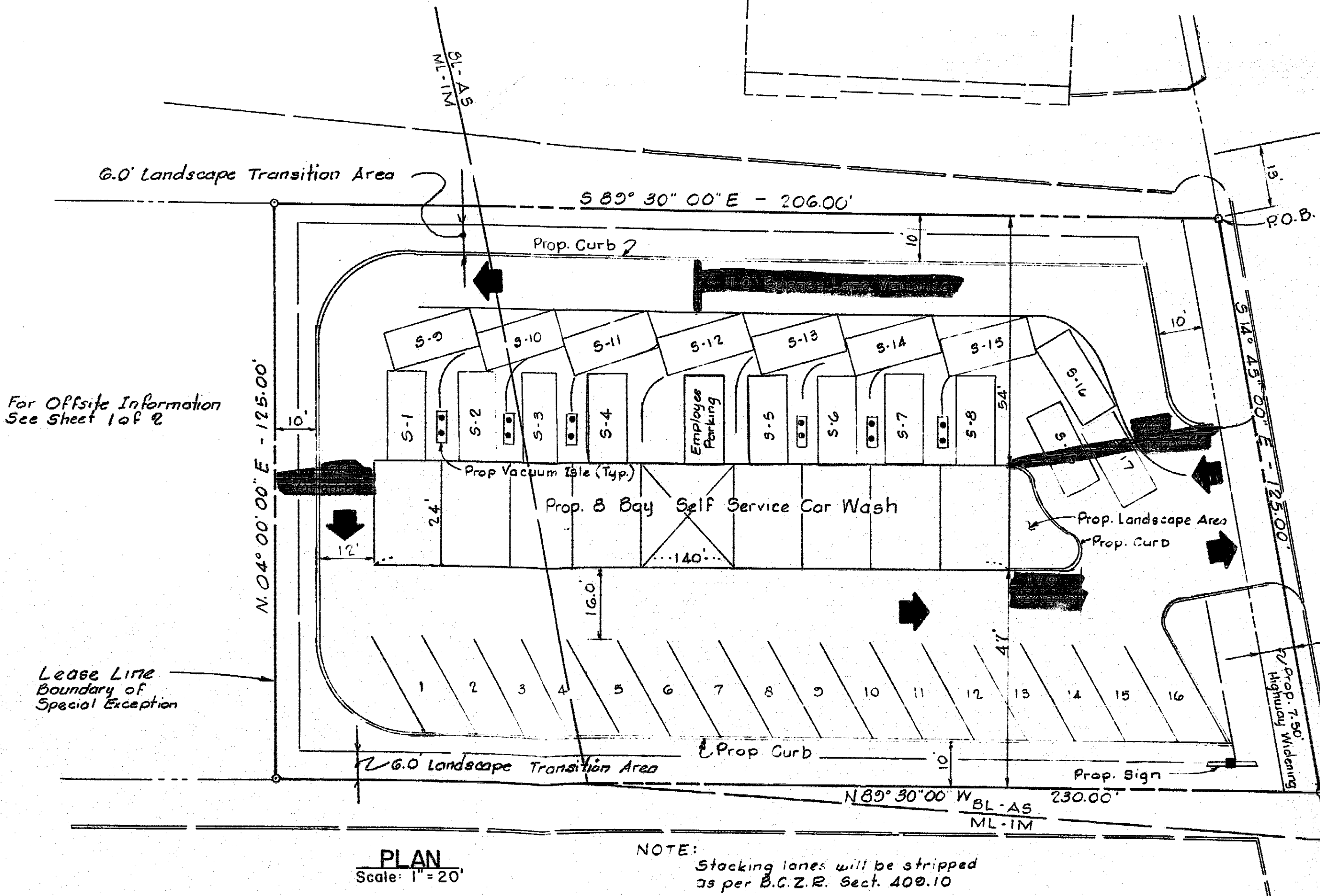
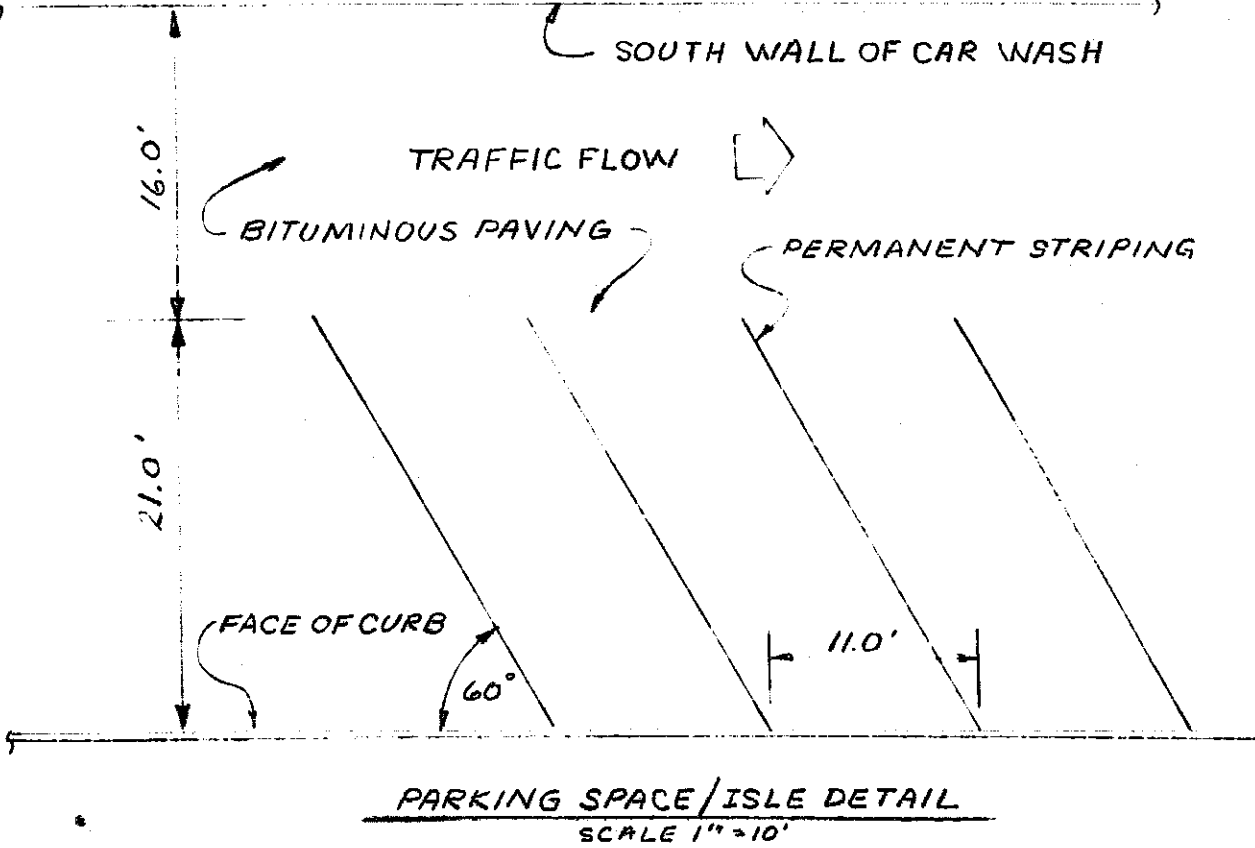
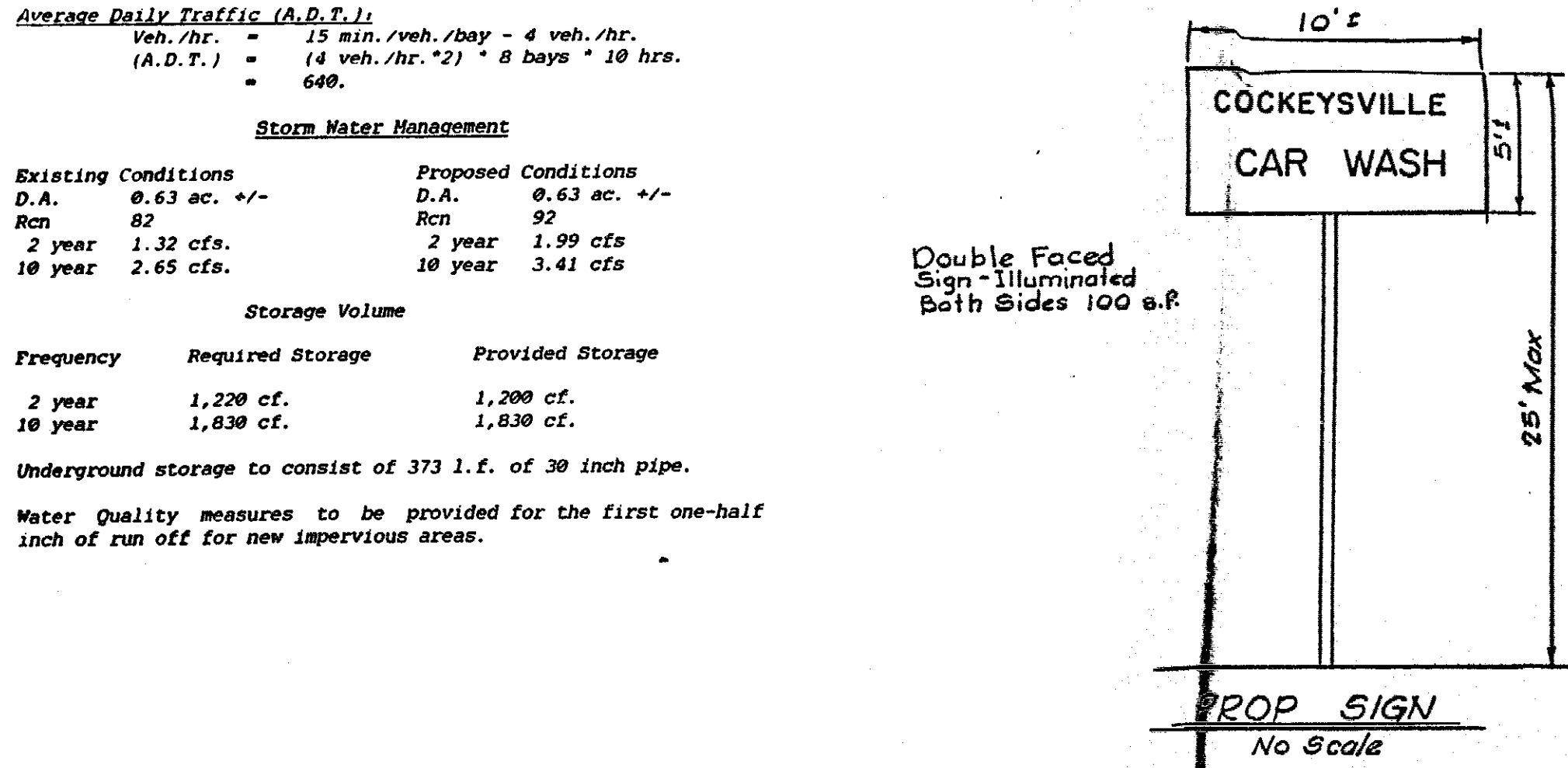
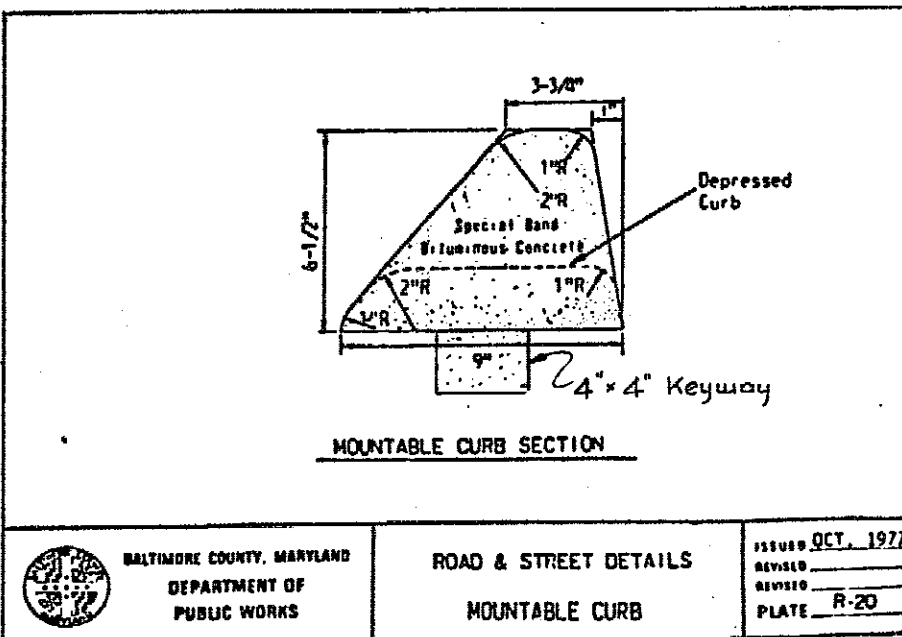


From Sections 232.1 and 303.2 to permit a front yard setback of forty six (46) feet in lieu of the required ninety (90) feet.

From Section 409.4 to permit a by pass lane eleven (11) feet wide in lieu of a driveway width of twelve (12) feet.

From Section 419.4 A.2 to permit the tunnel exits of the car wash facilities to be located as close as seventeen (17) feet in lieu of the required fifty (50) feet from the nearest exit drive.

From Sections 255.1 and 238.2 to permit a rear set back of twenty two (22) feet in lieu of the required thirty (30) feet.



# PLAN

Scale: 1" = 20'

## NOTE:

Stacking lanes will be striped as per B.C.Z.R. Sect. 408.10

**BPS/land technology inc.**

Engineers & Surveyors

P.O. BOX 5614  
Baltimore, Maryland

301-435-0800

21210

This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all other Comments

DEVELOPER  
HALE ATLANTIC, INC.  
216 OLD PADONIA ROAD  
TIMONIUM, MARYLAND 21093  
410-666-3753

Date	REVISIONS Description	By

Designed By  
K. E. J.  
Drawn By  
K. E. J.  
Checked By  
W. T. P.

PLAN TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTION AND VARIANCES  
**COCKEYSVILLE CAR WASH**

10630 YORK ROAD  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND 21030

SCALE: AS SHOWN

SHEET 1 OF 1

DATE 8-3-94

ZADM VIII-635